

Mary Anne Golden
6016 Bixby Village Drive #44
Long Beach, CA 90803
562-498-0981

May 11, 2005

City of Long Beach
Angela Reynolds, Environmental Planning Officer
333 W. Ocean Boulevard, 7th Floor
Long Beach, CA 90802

Dear Ms. Reynolds:

I was concerned for my safety, for children's safety and for animal's safety before The Environmental Impact Report on the Home Depot building at the intersection of Loynes and Studebaker. Now the report is available. I am even more concerned. The Environmental Impact Report shows unavoidable severe air and traffic pollution.

1. HAZMAT Poisons: The site is HAZMAT and as such needs to be cleaned, first. The clean-up alone will put unavoidable poisons into the air, which will impact the breathing of every living land and water creature.

2. Adverse Air Quality Deaths and Hospitalization: I have requested the Corner's office contact information on the annual deaths in Long Beach related to current air quality. This information is not in to me, yet. **Why was this not assessed directly in the EIR? The estimates can certainly be made.**

3. Traffic accidents and Deaths increase: Additionally, the number of new accidents and deaths from the increased traffic can be calculated. **Why was this number not shown in the EIR?**

One life gone due to the building of Home Depot is unacceptable to me. The lives that will be adversely impacted due to air pollution is also unacceptable to me, particularly children with breathing problems, which has already been in demonstrated in study after study. Children are particularly vulnerable, even to die, by adverse air quality! I have asthmatic friends who have nearly died from Santa Ana winds. Why add should their life be cut short due to more air pollution from traffic?

4. Cutaway traffic: I completely disagree with "routes do not appear to be a reasonable or faster route." The EIR team did a very poor job on review of this aspect. **From the west, the cutaway will be 7th to Channel to Bixby Village Drive (30 mph) to Loynes to Home Depot. People coming from Bellflower and 7th will avoid driving down 7th to Studebaker Road to get to the proposed site.**

5. Police Response Time: The interview police officers indicated there would be no increase in the response time! 5.2 minutes would remain the same. **With increase of traffic, it is only natural that response times will be increased.** Hopefully the police will arrive in time to save the lives in jeopardy from increased accidents early in the morning and the late evening.

6. Transient population existence/increase: The increased transient population "day laborers" that stand outside/wait at Home Depots for work will be sleeping in the nearby parks and golf course, breaking and entering homes and leaving trash. There are no local public restrooms. Where can they be expected to go to bathroom?

7. Increased light, waste and noise pollution. The EIR offered solutions seem very poor to the numerous resident letters and meeting complaints of current noise levels and waste issues, already!

9

8. ENVIRONMENTAL IMPACT. THE EIR stated because there was a four-lane road between the Home Depot development and the Los Cerritos Channel, there would be no impact upon the wildlife. This conclusion was one of the most ridiculous things in the entire EIR. How can a 1,600 foot place with continuous activity and movement, lights, etc., NOT impact the wildlife?

10

9. Community feelings and thoughts. The EIR contained only three letters PRO HOME DEPOT and dozens of letters **AGAINST HOME DEPOT.**

11

I would really like to see a park built or open space in the area. Ask Home Depot to take the tax write off to donate for a park. The HAZMAT area must be cleaned. Please let me know if you have any questions. Thank you.

12

Sincerely,

Mary Anne Golden

Cc Stophomedepot

Mary Anne Golden
6016 Bixby Village Drive #44
Long Beach, CA 90803
562-498-0981

May 19, 2005

City of Long Beach
Vice Mayor Frank Colonna
340 Nieto Avenue
Long Beach, CA 90803

Dear Councilman Colonna:

Enclosed is a letter I sent to Ms. Reynolds, Long Beach City planner, on 5-11-05. I reviewed the EIR carefully, and I noted ample missing and unclear data. As I understand Ms. Reynolds requested at a meeting today (5-19-05) any changes to be done "outside of the EIR," which Mr. Greenberg (sic) objected to, and said changes must be included, I am sending all letters to the Planning commission as well as to you.

1

I want a SECOND more accurate EIR assessed.

2

In the EIR, from last year, the letters "PRO" Home Depot total 3. The letters and signatures AGAINST Home Depot, total 108. In speaking in the past few weeks with my neighbors at Village on the Green Condominiums (100 units), no one I have encountered wants this development!

3

We all share your voiced concerns last year regarding increased traffic. Increased deaths from air pollution and traffic accidents, wildlife impact, theft and garbage from transient population are all high on my list of issues, which I will address to Ms. Reynolds in another letter, ccing you and the planning commission.

I would really like to see a park built or open space in the area after clean up.

4

Please ask Home Depot to take the tax write off to donate the land for a park. The HAZMAT area must be cleaned. Please let me know if you have any questions. Thank you.

5

Sincerely,

Mary Anne Golden

Cc Stophomedepot

Mary Anne Golden
6016 Bixby Village Drive #44
Long Beach, CA 90803

562-498-0981

June 11, 2005

City of Long Beach
Angela Reynolds, Environmental Planning Officer
333 W. Ocean Boulevard, 7th Floor
Long Beach, CA 90802

Dear Ms. Reynolds:

As a Long Beach resident, I do not want the Home Depot commercial use permit for Studebaker and Loynes to be issued. The Environmental Impact Report on the Home Depot building at the intersection of Loynes and Studebaker. The Environmental Impact Report shows unavoidable severe air and traffic pollution.

1. HAZMAT Poisons and the nesting birds: The reason birds, that is, owls, do not nest in the site is that the site is poisonous! Birds and other creatures don't nest where they know their offspring will be harmed. In the east, working coal miners took live canaries into the mines to know when the air was unsafe. If the canaries died, the humans knew to GET OUT OF THE MINE. Free birds are smart enough to know to stay away from poisons.

2. Adverse Air Quality Deaths and Hospitalization: I know a family that relocated from Long Beach to another cleaner air city. The number of deaths of seniors and youths, the most vulnerable members, for breathing, was not numbered in the EIR, which can be tallied and measured.

Why was this not assessed directly in the EIR? Children's lungs are not developed as adults. Kettering Elementary School, which has asthmatic children, is across the street from the proposed site. A 9,000 unit senior citizen's retirement community is adjacent to the proposed Home Depot site. You can bet the number of deaths and hospitalizations will increase during construction as well during the actual "use".

3. COMPLETE CUTAWAY Disregard and Traffic accidents and deaths increase.

This week there was a traffic death on LOYNES AVENUE (1st week of June). LOYNES will be the cutaway street to the Home Depot that THE EIR DID NOT ADDRESS THIS STREET, WHICH IS A LOCAL TRAFFIC STREET, AT ALL.

Putting up "children at play" and not a through street signs is not an acceptable solution. We don't want the Home Depot built.

The number of new accidents and deaths from the increased traffic can be calculated. **Why was this number not shown in the EIR?** The accidents will increase with ONE entrance. HOME DPOT IS PLANNING THREE ENTRANCES ON STUDEBAKER ROAD, as well as a PEDRESTRIAN WALKWAY ACROSS THE HEAVILY TRAVELED STUDEBAKER. It is all just ridiculous.

4. ILLEGAL Transient population existence/increase: The increased illegal transient population “day laborers” that stand outside/wait at Home Depots for work will be sleeping in the nearby parks and golf course, creating assaults and battery, breaking and entering homes and leaving trash. There are no local public restrooms. Where can they be expected to go to bathroom?

7

Contrary to the Government Solutions comments, The EIR contained only three letters PRO HOME DEPOT and dozens of letters **AGAINST HOME DEPOT.**

8

THE NEIGHBORHOODS DO NOT WANT THIS SITE.

I would really like a park or open space. Ask Home Depot to take the tax write off to donate for a park.

9

Please let me know if you have any questions. Thank you.

Sincerely,

Mary Anne Golden

Cc Stophomedepot, Greenberg, Gentile, Jenkins, Rouse, Sramek, Morton, Stuhlbarg, Winn, Colonna

"magolden@netzero.net"
<magolden

06/13/2005 04:16 PM

To: Angela_Reynolds@LongBeach.gov,
m.stuhlbarg@siscopproducts.com, matthew.jenkins@sdd-inc.com,
leslie_gentile@fernaldesign.com, seegee@charter.net,
msrouse@charter.net, nicholas.sramek@aero.org, srcbwinn@aol.com
cc: stophomedepot@aol.com
Subject: Home Depot EIR response summary

Dear LB Planning Commissioners and Ms. Reynolds:

I dropped off a packet of letters I have sent to Mr. Reynolds AGAINST the HOME DEPOT Development and the reasons why in packets for each of you today. I left them with Heidi today, 6/13/05.

In the EIR, some letters AGAINST were missing from the 108 letters, emails, signatures against (versus 3 letters for home depot).

Quite contrary to what the Government Solutions company communicates, the neighborhoods do not want the Home Depot built for many reasons.

Since Ms. Reynolds suggested the missing and omitted information from the initial EIR be handled outside of the EIR, I thought you would like to see some of the objections I have, as well as some that I share with my neighbors, none of who want the HD built. I want my objections clearly and detailed with a response in the EIR itself.

Thank you so much for your time. I know you perform a valuable service to the community. Attached is an electronic copy of the the letter (s).

Thank you,

Mary Anne Golden

Angela_Reynolds@LongBeach.gov.
MortonStuhlbarg
Matthew Jenkins
Leslie Gentile
Charles Greenberg, Chariperson
Mitchell Rouse
Nick Sramek
CharlesWinn

m.stuhlbarg@siscopproducts.com
matthew.jenkins@sdd-inc.com
leslie_gentile@fernaldesign.com
seegee@charter.net
msrouse@charter.net
nicholas.sramek@aero.org
srcbwinn@aol.com

Mary Anne Golden

Michael E. Gordon
532 Olispo Avenue
Long Beach, CA 90814

michael e. gordon

9 May, 2005

Angela Reynolds
333 W. Ocean Blvd.
Seventh Floor
Long Beach, CA 90802

Re: *Environmental Impact Report / Home Depot*

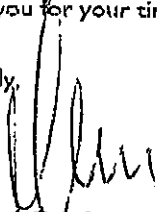
Dear Ms. Reynolds:

Please accept my request for Alternative I, the No Development/No Build Alternative. Quality of life is the number one reason why one chooses a particular city in which to live. As the EIR cites, the No Development/No Build Alternative does NOT increase traffic, noise, operational and construction emissions, or solid waste generation. Increasing any of these is a decrease in quality of life for Long Beach residents who must contend with the negative byproducts of a project of this scope and size.

Home Depot already has a store just a few miles away. Long Beach does not need yet another Home Depot, another 'strip mall' project, nor any more traffic hassles. I request that Alternative I, No Development/No Build Alternative be the response to this project.

Thank you for your time and consideration.

Sincerely,



Michael Gordon
Michael.gordon@charter.net

"kataling@netzero.net" <kataling

06/13/2005 09:19 PM

To: angela_reynolds@longbeach.gov

cc:

Subject: Home depot EIR

June 13, 2006

Regarding the home depot EIR I have the following comments/suggestions.

1. The entrance into the University Park Subdvision by Margo needs speed bumbs to slow traffic down all the way to the first stop sign at 6th.

Traffic currently down Margo is fast now as it is. Measures need to be taken to slow traffic down between 7th and 6th street on Margo.

2. Signs clearly stating residents only no commercial traffic allowed should be posted on 7th street going in both directions and on Loynes as well, and directing traffic to the home depot center via Pacific Coast Highway, Stubaker and Loynes.

3. A bike bath can be contiued through the home depot center, through the power plant to the San Gabriel River Bed to Seal Beach. A bike path along Loynes would not be safe.

Thank you

Dr. Katalin Grant

Marino DVM Diplomate ABVP

former president and Board of Health member of Long Beach

Carmen Gross

<carmen.g@ix.netcom.com>

06/12/2005 11:47 AM

To: angela_reynolds@longbeach.gov

cc: m.stuhlbarg@sisco/products.com,
matthew.jenkins@sdd-inc.com, leslie_gentile@fernaldesign.com,
seegee@charter.net, msrouse@charter.net, nichols.sramek@aero.org,
srcbwinn@aol.com

Subject: Home Depot

Traffic at Westminster & Studebaker/PCH is already gridlocked

1

The ground conditions on Loynes and Studebaker are dangerous and should not support more traffic.

Wildlife does exist and would certainly be impacted by Home Depot.

2

Carmen Gross

5588 Riviera Walk

Long Beach, CA 90803

562 439 5553

June 7, 2005

TO: Angela Reynolds
Environmental Planning
Officer

FROM: Catherine Hadnot
Minnie Hadnot
Belmont Shores Mobile
Estates residents

RE: Home Depot Development

BMSE was recently visited by the EPA to test methane gas levels which were found to be higher than expected. What does this mean for a project as large as a Home Depot? Even though it won't actually be sitting on the landfill, it will be in close proximity and, therefore, raised strong concerns for residents in the area such as: traffic patterns, shared sewage systems, air quality.

The City of Long Beach appears unable to improve things

cont...

and Studebaker (between
 Loynes and Westminster) to
 handle current traffic let
 alone increased usage.
 On Sunday, June 5th an
 accident occurred on Loynes
 when a speeding auto hit
 "the dip" (just east of Bixby
 Village Drive), flipped over
 into oncoming traffic and
 caused a fatality. Of
 course, this isn't the first
 such accident. Also, flooding
 is a constant concern during
 rainy season.

If you MUST have a Home
 Depot in the area build it
 next to In N Out Burger on
 Pacific Coast Hwy where
 everything needed for
 success is already in place.

Please come to your senses
 and say "NO" to a Home Depot
 on Studebaker - and Loynes.



Ms. Minnie W. Hadnot
 6229 Beachcomber Dr.
 Long Beach, CA 90803

kristanh@email.unc.edu

06/15/2005 01:47 PM

To: Angela_Reynolds@LongBeach.gov
cc: m.stuhlbarg@sisproducts.com, matthew.jenkins@sdd-inc.com, leslie_gentile@fernaldesign.com, seegee@charter.net, msrouse@charter.net, nicholas.sramek@aero.org, srcbwinn@aol.com
Subject: No on Home Depot proposal

Letter against the construction of the Home Depot and retail shopping center attached.

1

Thank you for your time and consideration,
Kristan Haitz

421 Margo Ave.
Long Beach, CA
90803

Wednesday, June 15, 2005

Angela Reynolds, Environmental Planning Officer
City of Long Beach
Department of Planning and Building, 7th floor
333 West Ocean Boulevard
Long Beach, CA
90802

Dear Angela Reynolds:

My name is Kristan Haitz and I live at 421 Margo Avenue in the University Park Estates. I am nineteen years of age and I currently attend The University of North Carolina in Chapel Hill, although I spend the majority of my time in North Carolina I consider Long Beach to be my permanent home. I am extremely concerned about the fact that there may be a Home Depot built in my neighborhood. I left California for college, unlike many of my peers, because I wanted to experience something else before I take my permanent residence in Long Beach. The reason for my concern is that a new development like the Home Depot will surely ruin my neighborhood. If I were to return to Long Beach I would find the surroundings of my home greatly altered, I would no longer wish to live there, yet I will not be able to afford another house in an area of the same caliber as the one I live in now.

The construction of a Home Depot would have so many negative effects, no amount of created jobs or revenue from it would ever justify its creation. The revenue that Long Beach would receive from the Home Depot would end up going to fix all of the streets, the sewage, pollution, etc. that the establishment would create, the money would not be substantial enough to go to anything worthwhile such as schools, social aid, etc. Building not only a Home Depot, but an entire center with restaurants and retail stores, would take years to complete and during those years my family would still live in our house. My little sister would have to breathe in the dust and other pollution that this kind of construction would create, she already lives in pollution why create extra that may prevent her from having a healthy life. After the construction, which will bring us unnecessary noise and debris throughout its duration, the real battle will begin. If you ever use the 7th Street exit from the 405 or 605 freeways then you have seen the kind of congestion that plugs up all of 7th Street, Studebaker, and many nearby streets. Any person going to the Home Depot will probably use this exit and it can not possibly take any more traffic. My neighborhood will definitely suffer from the extra pollution and noise that will come our way, not to mention the extra danger every time we try to leave our area. People who forget to turn on Studebaker or those who think that my neighborhood is a shortcut will drive right through my area. In the EIR report it stated that people wouldn't use my neighborhood as a cut through route because it's a greater distance to travel, this however is not true, people are obviously use my neighborhood as a cut trough because it does not have heavy traffic congestion. This is going to cause heavy traffic, which we never see, and worst yet my street is on the main drag and in result will see the biggest change. What is to stop these people from parking in our neighborhood, from disregarding our traffic signs, they are not residents of my community and they will not know that children around here play out in the streets. The EIR also stated that a possible solution for the huge traffic problem

1

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would be to modify the streets around this area and the traffic light system, this however is not even a possibility. My father was a project and regional manager for Caltrans and after looking at the situation he determined that nothing could be done to ease the congestion, there isn't even any land to expand the streets. The other great concern is the sewage problem, the Home Depot will be routing their waste through my neighborhoods sewage system. Maybe the commission is not aware that my neighborhood already has a sewage problem, every couple of months the city of Long Beach has to come into my neighborhood to pump out the excess waste in our sewage system. We will be swimming in the excess waste if we have to deal with not only our waste but also the waste of the entire Home Depot shopping center. During the meeting at city hall someone said that the site where Home Depot is vying to be built upon was an eyesore to our community and that by building a huge, industrial, corporate complex it would somehow contribute to the appearance of my neighborhood. I do not agree and I have not spoken to a single resident who does. Who will have to look at the Home Depot everyday? We will and I would rather look at the wetlands and water refinery for the rest of my life.

I know that I do not represent the minority voice when I say that I do not wish to have Home Depot's quest for expansion invade the only place I have ever called home. This establishment would be so detrimental to my home and could possibly ruin the lives of all of the nearby residents. Your occupation is to represent and protect the rights of the citizens of Long Beach and the undertaking of this construction in my eyes and the eyes of my fellow neighbors would be doing the absolute opposite of that. I want to be able to raise my own children in this neighborhood, in this house, where I know that it is safe from too much traffic, pollution, and urbanization. Is the construction of a hardware store worth sacrificing the happiness and future of the people that live in the surrounding areas? If the planning commission decides to go through with this proposal I will be willing to return from North Carolina, jeopardizing my education, to protest and stand with my community against the Home Depot.

Sincerely,
Kristan Haitz

May 30, 2005

Angela Reynolds, Environmental Planning Officer
City of Long Beach
Department of Planning and Building, 7th Floor
333 West Ocean Boulevard
Long Beach, CA 90802

Dear Ms. Reynolds:

**RE: ENVIRONMENTAL IMPACT REPORT - PROPOSED HOME
DEPOT DEVELOPMENT ON STUDEBAKER ROAD & LOYNES DRIVE**

The EIR is seriously flawed and draws conclusions based on exclusions. As an affected Long Beach resident, I am opposed to the subject project for the following reasons:

1. Traffic

Loynes Drive is to be one of the access arterial streets to the Home Depot, yet was built as a low level collector street. The impaired condition of Loynes Drive is omitted from the EIR. I find this incomprehensible! A significant number of visitors to the site will naturally use Loynes Drive. How much more traffic can Loynes Drive (aka the "rollercoaster street") handle? Loynes Drive is a substandard road. As you are aware, the road is dramatically susceptible to sinking, flooding and poses a potential hazard, especially to unfamiliar drivers. There have been several accidents on this street already this year. A car flipped over on 5/26/05! Fortunately, the street is not heavily traveled, but the proposed project would significantly increase automobile traffic. Of even greater concern is the impact on the road of increased traffic by large trucks. Currently, traffic on this road is light and there are few trucks, yet the road is in need of frequent repair. Surely, the addition of more trucks would exacerbate the condition.

Nothing in the EIR addresses 1) how many more cars and trucks would travel down the street after the proposed project, 2) accelerated deterioration, and 3) resultant costs, both in terms of road repairs and public safety and suitable mitigation.

There is also the serious matter of congestion, especially at the freeway off ramp and intersections. There are no adequate mitigation plans shown in the EIR. The developer represents that the community wanted a family restaurant. I have never talked to anyone who has thought we need more restaurants in this area. We have plenty. What we do need is the ability to travel unobstructed to and from our homes! We need to be able to travel to and from the restaurants that are already here, not to mention the grocery stores, places of employment, and other businesses.

2. Wetland Preservation

The Los Cerritos Wetlands is the only restorable estuary in Los Angeles County. We stand at a critical turning point. The City of Long Beach has an opportunity to assume a key leadership role in restoring Long Beach's remaining 335 acres of wetlands. The EIR states that there will be no impact on plants and animals and that the Los Cerritos Channel does not appear to support any wetland. This is utter nonsense. Building a high traffic commercial enterprise so close to the wetlands is outrageous. A considerable ground swell of community efforts have been building with regards to restoring the wetlands. I have spoken to dozens of voters about this project. We are united in declaring: NO TO HOME DEPOT! YES TO THE WETLANDS! I hope that the City will carefully consider the facts and QUALITY OF LIFE IN LONG BEACH and take advantage of the opportunity to improve, rather than detract from, the natural environment.

3. Need for another "home improvement center?"

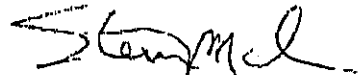
There is an excellent home improvement center, Lowe's, in this area, a mere three and one half miles from the proposed project site. Therefore, the City of Long Beach is already realizing tax revenue from this type of establishment. What would make anyone think that the tax revenue would increase if people who want that type of merchandise simply shop at Home Depot instead of Lowe's?

4. Ground Water, Air Quality and Soil Contamination

These issues need to be carefully considered and not glossed over by some fancy power point presentation.

In summary, anyone taking the time to read the EIR can see how disastrously flawed it is. Many voters I speak with that have developed a sense of place and a stake in this place as home are strongly opposed to this project. We are keeping an eye on whether our elected officials act in our best interest. I urge you to act in integrity to protect our quality of life in Long Beach from excess traffic and other hazards.

Sincerely,



STEVEN ROBERT MC CORD
6214 Emerald Cove Drive
Long Beach, CA 90803

c: Assemblyman Frank Colonna, Charles Greenberg, Chairperson; Leslie Gentile, Matthew Jenkins; Mitch Rouse; Nick Sramek; Morton Stuhlbarg; Charles Winn

Judy_Hess@longbeach.gov

06/13/2005 04:48 PM

To: angela_reynolds@longbeach.gov

cc:

Subject: Home Depot letter

Angela

Sorry to send this to you via interoffice email but I was afraid it wouldn't get to you on time. I wrote it at home Sunday night.

1

Judith Hess PHN
Supervisor
Long Beach DHHS
562/570-4004

June 12, 2005

Angela Reynolds
333 W. Ocean Blvd. 7th Floor
Long Beach, CA 90802

Re: Home Depot Construction

Dear Angela Reynolds:

I am writing in opposition to the building of a Home Depot in the location of Studebaker and Loynes. I have been a resident of University Park Estates for 33 years and have witnessed many changes to this area – some good, some not so good. But this proposed project of building yet another home improvement warehouse in an already traffic-laden area is horrendous.

2

Loynes Drive, as I am sure you know, was built over an old land fill. There is a continuous emission of gas which causes the street to rise and dip even around a sharp curve. Most drivers ignore the 35 mph speed limit and race over the bumps – some are actually airborne. Every ten years or so, the street becomes so hazardous it has to be torn up and re-graded. Loynes was never intended to be a major thoroughfare. But it has become one with more westerly residents cutting through to get on the freeways. Last Sunday there was a fatality as a young man, going too fast, hit those dips and his truck went out of control, spinning over and over. We heard the multiple impacts that early morning. Over the years there have been many such accidents.

3

Studebaker has become a very congested road, especially in the evening as workers go home and on the weekends as people head to the beach, boating, surfing, or heading to the Shore. To add to this traffic burden the hundreds of warehouse shoppers would be very irresponsible to residents in this area as well as the commuters trying to get home.

4

There must be a more agreeable solution to this dilemma. An idea I had was to sell the land to a cemetery company – not much traffic, beautiful to look at, quiet, and very much needed.

5

Sincerely,

Judith A. Hess
330 Laurinda Ave.
Long Beach

BettyO1990@aol.com
06/02/2005 10:53 PM

To: Angela_Reynolds@Long Beach.gov.
cc:
Subject: Proposed Home Depot Development on Studebaker Rd. &
Loynes Dr.

Dear Ms. Reynolds:

As an affected Long Beach resident, I am opposed to the proposed Home Depot development on Studebaker Rd. and Loynes Dr. We do not need another "home improvement center" and there are more than enough restaurants in this area. The increased traffic this development would bring to both Loynes Dr. and Studebaker Rd. would be extremely detrimental to the surrounding residential areas.

Please act with integrity to protect our quality of life.

Sincerely,

BettyOber
6269 E. Driftwood Dr.
Long Beach, CA 90803

June 7, 2005

Angela Reynolds, Environmental Planning Officer
 City of Long Beach
 Dept. of Planning and Building, 7th Floor
 333 West Ocean Boulevard
 Long Beach, Ca. 90802

Dear Ms. Reynolds:

Regarding Draft Environmental Impact Report
 Proposed Home Depot Development on Shadelaker
 Road & Loynes Drive, speaking as a concerned
 citizen, I am opposed to the subject project
 for a number of reasons:

1. I believe its a shame to loose one of our
 last remaining restorable wetlands areas in
 Los Angeles County. If the subject project is
 approved, how soon will other projects be allowed
 in this area? What will be the environmental
 effects? We need to improve rather than
 take away from the existing natural environ-
 onment!

2. And, the added car and truck traffic
 will produce more pollution, increased road
 maintenance costs and repairs and will add to
 public safety concerns. Also, the increased
 traffic to on and off freeway approaches in the
 area will become more congested and hazardous.

PP-2-

3. Can we afford building over an existing oil reserve site and a former City dump area (which is not now leaking large amounts of toxic gases) without having the underground soil disturbed even more!

Do we need another Home Depot in the area? Can the City of Long Beach afford it? Will it really be a benefit to the people?

Sincerely,
Charles Higgins
308 Jade Cove Dr.
Long Beach, Ca, 90803

C: Council Member Frank Colona; Charles Greenberg, Chairperson; Leslie Gentile, Matthew Jenkins, Mitch Rouse, Rick Dramek, Morton Stuhlberg and Charles Winn,



June 7, 05

Angela Reynolds
 Environmental Planning officer
 333 W. Ocean
 L.B., CA 90802

Dear Ms. Reynolds:

Regarding the Home Depot project proposed on
 Stillbaker & Loyne, I have grave concerns.

I reside in Belmont Shore mobile Home Park
 and undoubtedly there will be a severe impact on traffic
 air quality, sewer lines which are already beyond
 100% capacity.

There is already heavy traffic in that area
 particularly weekends accessing the beach, and this
 is apparent that the proposed Depot will further
 exacerbate traffic.

Please use your influence to discourage
 passage of this proposal.

Sincerely,

Bernice L. Hogan ACSW, SCD
 6251 E. Golden Sands
 Long Beach CA 90803

Ms. Bernice L. Hogan
 #. 182
 6251 E. Golden Sands Drive
 Long Beach, CA 90803-2316

"Douglas Jordan"
<DJordan@lbusd.k12.ca.us>

06/14/2005 03:23 PM

To:
<Angela_Reynolds@LongBeach.gov>
cc:
Subject: Dear Ms. Reynolds,

Dear Ms. Reynolds,

Please take time to review my concerns relating to the proposed Home Depot project adjacent to Studebaker Road.

Thank you,
Douglas M. Jordan

3455 Lewis Ave.
Long Beach, CA
90807

City of Long Beach Planning Commission Attn: Angela Reynolds
333 W. Ocean Blvd.
Long Beach, CA

June 14, 2005

Dear City of Long Beach Planning Commission Members,

I am writing to express my grave concern regarding the proposed development (the "Home Depot" project) of the former tank farm site located on Studebaker Road, at the terminus of Loynes Drive. While this project may be of benefit to the financial status of both the developer and the City of Long Beach, I see little or no benefit for the residents of many of the neighborhoods on the East side of the city. Is this development to be another case of the few making decisions for the many under the veil of "...in the best interest of all residents"?

2

My family purchased the residence at 411 Linares in April of 1970. I was a resident of "the Hole", as locals still refer to it today, very happily until 1983. The neighborhood has not changed significantly since that time, but the surrounding area has certainly changed quite a bit. At this time, my wife and I are making arrangements to purchase my mother's home and return to the Hole with our children.

The Home Depot project has risen like a dark cloud over what was once a clear decision to move into University Park Estates. I ask that the planning commission consider and weigh carefully all the long-term ramifications of such a project, not simply the short-term benefit of it. Listed herein are our concerns, to date, relating to the proposed Home Depot development:

Loynes Drive was not designed to carry the amount and type of traffic that would surely be generated by a retail center. Any person who has traveled that road even once remembers it as akin to a roller coaster. The speed limit is one of the lowest for a four-lane road anywhere in the city—for good reason. I have witnessed several accidents on Loynes and I am informed that another fatal accident recently occurred there. The road is dangerous! Any increased vehicular traffic on Loynes and all surrounding roads would most certainly negatively impact the health and well being of the residents living in close proximity to them due to an increase in emissions and noise generated by such traffic. These and other concerns regarding Loynes Drive, Studebaker Road, Westminster Boulevard, Pacific Coast Highway, Seventh Street, and the avenues and streets of the surrounding neighborhoods have not been truthfully and completely addressed in the Draft Environmental Impact Report (DEIR). The traffic study for the project was begun after California State University, Long Beach had concluded its instructional year. Any genuine traffic study must be conducted during times of peak usage. Remember that retail sales revenues (profits) are predicated on heavy "traffic".

3

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The current sanitation system is woefully inadequate in supporting current levels of use. Any retail development of the site would further stress an already perilous system, creating health hazards for residents and visitors alike.

5

The potential negative impacts on flora and fauna in the area have not been evaluated accurately. The close proximity of the development to undeveloped land ensures a negative impact on animals and plants in those

6

areas. For example, those nocturnal animals living in the immediate and surrounding area would surely be adversely effected by the dramatic increase in night lighting. It would also be prudent to consider the possibility of the surrounding area becoming a designated natural space (wetland, etc.). I can't recall seeing a Home Depot across the street from a nature preserve.

6

Lastly, your commission has reviewed alternative proposals for the development of that parcel. These other proposals, including a storage facility or an office complex, appear to mitigate many of the local residents concerns. I know from personal experience that storage is increasing difficult to find and I am sure is a very lucrative business.

7

I pray this will not be another case of elected officials, appointees, and employees of the City of Long Beach ignoring the constituency who pays their salaries. You are bound by your duty to serve the best interests of each individual resident of the city, not the perceived greater good for all residents (tax revenues). This is not a fight over expansion of an entity that has existed as long or longer than the homes near it—the port and the airport come to mind. It is a fight to maintain the quality of life for which we all strive. Once the development of retail shopping has begun, it cannot be undone. I ask that the planning commission and all concerned parties consider seriously all opposition to the proposed Home Depot as an attempt to preserve aspects of the city that make living here a pleasure for all of us.

8

Sincerely,

Douglas M. Jordan

Paraskevi June <paraskevi_c@yahoo.com>
06/12/2005 04:44 PM

To: Angela_Reynolds@longbeach.gov
cc:
Subject: Home Depot Concern

June 12, 2005

Ms. Angela Reynolds
City of Long Beach
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

Ms. Reynolds:

We would like to express our concerns regarding the Studebaker LB LLC project. As residents of the College Park West neighborhood located in Seal Beach, our greatest neighborhood concern are the many dangers when entering and exiting College Park Drive from the westbound 22 Studebaker Road off-ramp. This off-ramp is already at maximum capacity at most times of the day and night. We are very fearful of the increased traffic, congestion, air and noise pollution created by both retail consumers and the large trucks making deliveries to this particular store location using these overburdened local roadways.

We strongly oppose this development and hope that the aforementioned concerns are addressed in the Environmental Impact Report.

Rodney and Paraskevi June
113 Yale Lane
Seal Beach, CA 90740

MELVIN KANTZ"

<drmelk@verizon.net>

06/14/2005 09:42 PM

To: <Angela_Reynolds@longbeach.gov>

cc: "MICHAEL PUGH" <m.pugh@verizon.net>,

<sramek@aero.org>, <msrouse@charter.net>, <seegee@charter.net>,

<leslie_gentile@fernaldesign.com>, <matthew.jenkins@sdd-inc.com>,

<m.stuhlbarg@siscopproducts.com>

Subject: Objection to Proposed Home Depot Project

Dear Ms. Reynolds:

I object to allowing the proposed Home Depot Project at Studebaker and Loynes to go forward. I have received credible information that the DEIR contains information that is inaccurate as well as incomplete. Two of numerous reasons to stop this project follow:

1. Loynes Drive is in impaired condition. The pavement size and contour are inappropriate for through-traffic, but the DEIR does not address the condition of Loynes Drive.

2. My neighborhood of College Estates as well as others such as University Park Estates that girdle CSULB currently have impacted through traffic. Entering Studebaker Rd. from College Park Drive to go north or south is not simply difficult, it is unsafe. It is my understanding that the traffic study for the University Park Estates is currently underweigh, yet the DEIR was completed months ago.

Sincerely,

Melvin R. Kantz, Ph.D., 6911 E. Septimo Street, Long Beach, CA 90815

Phone: (562) 596-1101, Fax: (562) 596-8901, Mobile: (562) 477-2490

E-mail: drmelk@verizon.net

"Gay Keating"
<keatingsearch@mindspring.com>
06/13/2005 09:22 AM

To:
<Angela_Reynolds@LongBeach.gov>
cc:
Subject: Home Depot Project

Dear Ms. Reynolds,

I strongly object to the Home Depot project proposed near the corner of Loynes and Studebaker. Traffic on Westminster, Seventh Street, and Studebaker will be greatly increased due to cars going to this project -- let alone small streets such as Vista and Loynes.

It is highly unlikely this grave problem can be mitigated with a few hundred thousand dollars from Home Depot spent on transportation infrastructure located nearby the proposed site. Please note the serious public safety problems this project will likely generate.

Very truly yours,
Gay M. Keating
670 Ultimo Avenue
Long Beach, CA 90814

June 2, 2005

Angela Reynolds
Environmental Planning Officer
333 W Ocean Blvd
7th floor
Long Beach, Ca 90802

Re: Environmental Impact
Home Depot
Loynes & Studebaker
Soft Soil - Earthquake

Dear Angela Reynolds:

You may be familiar with the State of California University, Chancellor's Office located at 400 Golden Shore in Long Beach. They constructed their building on soft soil in a very attractive location. However, the earthquake oversight agency condemned the building that they were in since it was constructed on soft soil and it would not stand up to an earthquake. This put all their employees at risk. The Chancellor's office were forced to abandon the building and construct a new building on solid soil. Which they did. You might want to contact them to verify what I am saying is exact.

This situation puts the Home Depot at Loynes and Studebaker in the exact same position. The land there is soft, part of a city dump and toxic at that. If Home Depot were to build there, they would put all their customers and employees at risk. They would have to construct another building on solid soil somewhere else, unless they can be spared the added expense by not building here at all.

Does the earthquake oversight agency know that they are going to build there?

In another impact area, there is an animal corridor in the area of construction that has been in existence for thousands of years. Hundreds of small animals go back and forth every night. They start their movement just after dark and stop at daylight. They come by my home every night all night long. I have a bag of dry cat crispies each week. The construction would destroy the corridor and would affect the lives of the animals.

The Nature Conservancy Organization is spending millions of dollars to create safe corridors for animals to move from one area to another. Do they know that you will be destroying an animal corridor?

Is the City of Long Beach such a small city, that there is not another location to put up a Home Depot?

Respectfully

1

2

3

Jeanette K. Klemperer

Jeanette Klemperer
6210 Emerald Cove Drive
Long Beach, Ca 90803
(562) 596 2485

cc: Frank Colonna, Charles Greenberg, Leslie Gentile, Matthew Jenkins, Mitch Rouse,
Nick Sramok, Morton Stuhlberg and Charles Winn

Mr. and Mrs. Wm. G. Lakoff
6309 E. Colorado St.
Long Beach, CA 90808

Angela Reynolds
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

May 29, 2005

To Whom it May Concern,

As neighborhood Block Captain for E. Colorado St. (University Park Estates) adjacent to the proposed Home Depot site west of Studebaker, I wish to submit my strong opposition to the proposed development. My husband, Bill is in agreement with my feelings and complaints against this project submitted to the Planning Commission.

My primary concern is the congestion of the streets which will be directly affected if such a busy business as Home Depot were to be built in this area. Loynes Drive is a very unstable road due to the underlying soil structure; the road has to be re-graded and leveled every few years as it is. Studebaker Rd. is jam packed already almost any time of day with people getting on and off the connecting near by freeways, 405, 605, and the 22..... as well as 7th St which is a nightmare during the commuting hours.

The building of such a huge operation as a Home Depot, plus the surrounding businesses and restaurants, open very early for deliveries and late for maximum business would impact our neighborhood directly with more pollution, noise, congestion, people, and traffic.

All of the neighbors on our block are against the proposed development. We hope some other type of business might satisfy the needs of the owner of the land, as well as the surrounding neighborhoods.

Thank you for listening to our concerns.

Louise Lakoff - Bill - 6309 Colorado

Louise and Bill Lakoff
and neighbors

Dave + Bonnie DeLeon
6313 Colorado St.

Yolande Puroglor
6316 E Colorado St.

R. and Sherry Arguandona
6329 Colorado St.

Mylene (Mrs) Mrs. Pekarab

Cheryl Martin 6305

Mary + Molly Martin
6301 Colorado

Debra Hilbert 6321 Colorado St.

Jay A. Warren
6300 E. Colorado

<tjlebrun@verizon.net>
06/12/2005 09:04 PM

To: Angela_Reynolds@LongBeach.gov
cc:
Subject: Comments of Home Depot Draft EIR

Ms. Reynolds, Attached are our comments of the Draft EIR. The original will be sent vis US mail.
Tom & Jennifer LeBrun

Angela Reynolds, Environmental Planning Officer
City of Long Beach
333 W. Ocean Blvd, 7th Floor
Long Beach, Ca 90802

June 12, 2005

Dear Ms. Reynolds:

Draft Environmental Impact Report – Home Depot Project

I have reviewed the Draft Environmental Impact Report and the Planning Commission Study Session Presentation available on the City's web page. The Draft EIR is deficient and/or incomplete in several areas. I offer the following comments.

General

The scope the project analyzed by the Draft EIR is too limited. The City should be evaluating the development of all the vacant land in the vicinity. Figure 4.8.3 shows that the proposed project is only a small portion of the undeveloped land in the area. The impacts from ultimate use of the entire area should be considered before the City takes any discretionary action on a single development plan.

The Draft EIR concludes that there are several significant and unavoidable adverse impacts and these are enumerated in Section 8.0. The magnitude of these impacts would certainly be greater if the Draft EIR evaluated more than just the proposed Home Depot Project.

Section 1.5 of the Draft EIR mentions cumulative impacts from the project in conjunction with the approved and pending cumulative projects; however, it is unclear what other projects were considered other than the Boeing Specific Plan. The Draft EIR should clarify what projects were included in their analysis.

Traffic

The Draft EIR does not take into account the condition of Loynes Drive or the southern part of Studebaker Road. Both streets are subject to settlement and additional traffic will not improve the situation. There is no discussion in the Draft EIR regarding this and it needs to be addressed to provide decision makers with a complete picture of the traffic situation.

Loynes Drive is identified as a collector street. The proposed Home Depot project uses the intersection of Loynes and Studebaker as its main entrance. Based on data in the Traffic Impact Analysis, Appendix J, over 30% of the cars entering and exiting the Home Depot site during both a.m. and p.m. peak periods will travel along Loynes Drive (Figure 15). Looking at the weekend period, the projected traffic on Loynes at the Home Depot will increase by more than 50% over existing conditions (Figures 4 and 9). The traffic increases will be even greater if the cumulative growth from other developments is taken into account. As a resident of University Park Estates, the increased traffic on Loynes, especially during weekends, will impact us and should be identified as a significant

impact in the Draft EIR. Exiting the neighborhood from Palo Verde will be much more difficult if the project is constructed.

The conclusion that there will not be any 'cut through' traffic in the residential neighborhood is rather naive. The Draft EIR comes to this conclusion apparently on the travel times for alternate routes being a shorter duration. This obviously does not take into account the drivers who 'cut through' because they are unsure of where they are going. And it also does not take into account the all-to-often occurrence of a problem on Loynes and drivers being diverted into the neighborhood. This impact is not adequately addressed in the Draft EIR.

The proposed improvements 1, 2 and 3 of the Traffic Analysis (page 2) are part of the project's mitigation. They appear to give preference to maintaining unimpeded traffic flow on Studebaker by phasing traffic lights. It seems that traffic on Loynes will be delayed at the intersection with Studebaker as a consequence. I don't believe this was adequately analyzed in the Draft EIR.

The proposed project site is simply not suited for commercial development and the attendant increase in traffic. It is not surprising that traffic impacts were found to be significant and unavoidable in the Draft EIR.

Sewage Disposal

The Draft EIR is unclear in regards to the how the sewage from the proposed project will be handled. The Draft EIR also relies on an unsigned, draft Sewer Capacity and Flow Study in Appendix I. The report in Appendix I was dated December 23, 2004 but was apparently never finalized. It seems improper to rely on such a document for an EIR.

Assuming the report is accurate, it finds that the existing sewage flow during the period midnight to 7 am is 20 to 80 gpm (page 2). The point of measurement was at a manhole in the parking lot of the Bixby Village Golf Course. The origin of the sewage apparently comes from the local sewer serving the existing residential development. The report states that capacity of the 10-inch sewer running under the golf course is either 130 gpm based on the City's recommended design basis but could carry up to 280 gpm under temporary conditions. The Draft EIR indicates that the project will generate approximately 10,000 gallons per day of sewage; however, information included in Appendix A says the estimated sewage generation would be 37,600 gallons per day. The Draft EIR needs to clarify the amount of sewage generated since there is an issue with capacity of the existing local sewers. The Draft EIR analyzed two alternatives for 10,000 gallons per day of sewage - a 60gpm option or a 100 gpm option (pages 3-14 to 3-18). Both alternatives require construction of a new sewer along the entire length of Vista. The Draft EIR does not provide any analysis of the impacts to the neighborhood while the sewer is being constructed. The Draft EIR only addresses odors at the Home Depot site; it does not address the issue of odors in the neighborhood that will be released when the pumped sewage freely discharges into a gravity sewer on Vista.

The Draft EIR should analyze other options. The two options in the Draft EIR require construction of approximately 4,250 feet of new sewer. Since the Home Depot developer is apparently willing to pay for this construction, there are other options that should be evaluated. For instance, instead of constructing a new gravity sewer along Vista, the force main going over the bridge could be extended along Loynes to the golf course and avoid construction (and any odor impacts) on Vista altogether. Moreover, a broader evaluation of the undeveloped land in the area may indicate that it more appropriate to construct a sewer southward along Studebaker to Westminster to provide sewer capacity for future development in the area.

Quality of Life

The proposed hours of operation are far too long (5a.m. to 11 p.m. page 3-9). Such hours will mean additional activity at the site well beyond the times that the non-contractor homeowner will need. It also calls into question the significance of the term 'Design Center' used to describe the proposed Home Depot. The appearance of other Home Depots is rather poor and I am concerned that promises

made during the project approval process will not be maintained throughout the life of the project. As part of its ability to approve projects on a discretionary basis, the City should obtain meaningful and enforceable guarantees from the developer.

↑
13

Land Use

The Draft EIR presents a discussion of the discretionary decisions that must be made by various public entities. One issue noted in the Draft EIR is the open space for the proposed Home Depot development is too small. According the information in the Planning Commission Study Session Presentation, the developer is proposing to substitute existing open space along 7th Street to makeup this shortcoming. For this option to be considered, I think the developer must commit as a mitigation to purchase and improve the land and deed it to the City or School District in order to ensure it remains under public control as open space.

14

The same Study Session information notes that the project will generate approximately \$500,000 per year to the City in revenue. To the extent that purchases at the proposed Home Depot replace sales that would have otherwise occurred at other stores in Long Beach, the \$500,000 estimate should be reduced by a like amount. The information does not say what additional costs the City will incur.

15

Conclusion

The proposed project is not appropriate for the area. I think the City should consider all undeveloped land in the area and arrive at a larger scale overall plan instead of considering projects on a piecemeal basis.

16

Tom LeBrun and Jennifer LeBrun
390 Daroca Ave
Long Beach, Ca 90803

on to the Planning Commission.
The proposed property is
the perfect place for this
kind of development.

Thank you,

Joyce E. Lingle
2055 Lomina Ave.
Long Beach, CA 90815

To Angela Rasmussen.
Long Beach needs the
Arts & Craft design center.
It is a beautiful place
to visit & a great place from
Long Beach. I have taught
many things for my home
there. Please pass this

University Park Estates Resident

Angela Reynolds
 333 W Ocean Blvd.
 Long Beach, CA 90802

Dear Ms. Reynolds:

As one of the original residents of University Park Estates, my wife and I have more than a passing interest in the confusing whorl of data concerning the proposed Home Depot installation. The most striking thing to us is the fact that a Home Depot store belongs in a major shopping center, such as those in Lakewood, Signal Hill and Westminster. The Business Journal says the store will be 139,529 square feet in size; the Grunion Gazette says 105,000. Either way, this is far too big a store to put in a keyhole; BJ says the proposed lot is 157,529 sq. ft., that's roughly 400 by 450 ft.

The continuation of our excellent fire and police protection is another concern. Obviously such a store would require the same attention, and we would need the addition of new facilities and personnel to maintain our level of coverage. The city has recently shown that they prefer to reduce such coverage, and therein lies the problem.

Then there is the threat to the S. E. corner of Long Beach, the transient workers attracted to every Home Depot. BJ says the store will be a design center, but it will open at 5 or 6 A. M. There is also a map of the proposed center showing an area in the parking lot for "Lumber Cart Corrals". Will this attract contractors for the workers?

Somewhere along the line there is something going on that has not been adequately explained. Grunion Gazette says that the outfit proposing this, Studebaker LB LLC developers, has bought 16.7 acres East of Studebaker, and that this parcel extends from the proposed plot clear down to Westminster Blvd. That is a far cry from what we have been told about, and we would like to know what the overall plan is.

Please consider this letter to be a very firm request from virtually all of the residents in our tract, plus those to the West in the Bixby area, to prevent the construction of a Home Depot store at the Sterns-Studebaker intersection. There have been several suggestions for alternatives, such as professional offices, that would propose far fewer problems for the community.

Thank you very much,

Art Lockhart

6231 E. 6th St.
 L.B., 90803

→ Angela Reynolds
 Environmental Planning Officer
 333 W. Ocean Blvd., 7th Floor
 Long Beach CA 90802

June 9, 2005

I write out of concern over the proposed siting of a Home Depot on the property adjacent to Studebaker Rd. and Loynes Dr. I've heard and read a little about it, and I think it's a bad idea for a number of reasons.

A large retail complex like that will have a negative impact on traffic in that area which is already heavy. Additional traffic will also negatively impact the adjacent residential area. There is also the probability of significant increase in air pollution, and Long Beach is already in pretty bad shape in that regard. There is also the impact on city services like sewer lines, which are already stretched pretty thin.

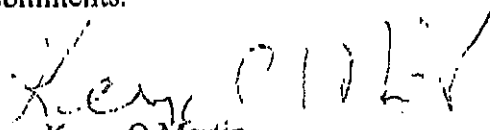
The issue that concerns me most is the probable negative impact on the Los Cerritos Wetlands area. The Los Cerritos Channel feeds the wetlands and bay area, and the increased potential for more pollution and human activity will damage a sensitive, vital, beautiful, and important natural area.

I offer a quote from a brochure produced by the Puente Hills Landfill Native Habitat Preservation Authority:

Healthy and sustainable environments depend on humans and wildlife co-existing. Nature's role near urban areas has never been more important, providing homes for wildlife, cleaner air, enhanced watersheds, places to recreate, economic viability and invigorating the human mind, body, and spirit. Preserving nature is intrinsically valuable for wild and human life.

For all of the above reasons I believe a more sensible and environmentally friendly use of the proposed development site is a better way to go. Perhaps a professional office complex, or something along those lines that would not have such a severe impact on the community and the environment.

Thank you for your consideration of my comments.


 Kerry Q Martin
 7890 E Spring 4W
 Long Beach CA 90815

Copy to Planning Commissioner Charles Greenberg, Leslie Gentile, Matthew Jenkins, Mitch Rouse, Nick Sramek, Morton Stuhlbarg and Charles Winn

June 15, 2005
 Ms. Angela Reynolds
 Community and Environmental Planning Officer
 City of Long Beach
 Department of Planning and Building
 333 W. Ocean Blvd, 7th Floor
 Long Beach, CA 90802

RE: HOME DEPOT – Proposed Project

Ms Reynolds,

My name is Robert Mason; I am a 30-year resident of Seal Beach, having first been a renter for a short time, then buying my home in College Park West in the fall of 1976. I live on the very western edge of Seal Beach with my property abutting the commercial nursery that lies directly beneath the SoCal Ed power lines. My back yard is essentially the nursery and the San Gabriel River basin; it just doesn't get any better than this.

I love this area and the people, but I do not love what has been happening over time to the access (ingress and egress) to our neighborhood with the never-ending increase of traffic impacting our neighborhood. This half-baked proposal for the building of a Home Depot with all it's traffic, plus other commercial ventures on the same plot of land cannot but make the traffic problems totally unacceptable to College Park West residents..

As you probably know the community of College Park West is unique in design, in that there is only one ingress/egress path for College Park West, and that is College Park Drive which can only be reached either from the westbound 7th Street extension from the 22 Freeway, or from Studebaker Road, either directly or indirectly through an adjacent Long Beach neighborhood. This creates a traffic safety nightmare for the College Park West residents during both the morning and afternoon "rush hours". The 35mph speed limit sign on the westbound 7th street extension approaching the Studebaker Road offramp is a sick joke. I have seen traffic coming off of the 7th Street extension at speeds approaching 45-50 mph creating a potentially deadly situation at the College Park Drive intersection. This is not an occasional situation; this is a daily occurrence, and with the increased traffic it will only get worse, potentially fatal.....

As a brief aside to this subject, when the annual Long Beach Marathon is run through the eastern part of Long Beach northbound along Studebaker Road, the *ingress* access to College Park West is limited (until approx 1pm - 2pm) to the westbound 7th Street extension from the 22 Freeway. The egress access is limited to *Northbound Only* Studebaker Road for the same time period. This means that once I leave my house on the day of the Marathon, the *very shortest route back* to my house is northbound Studebaker Road to Eastbound Willow Ave, then South on the 605 Freeway to the 7th Street/22 Freeway offramp, with a right turn back onto eastbound College Park Drive.

This unsafe situation is attributable to the poor planning on the part of those who lay out the course for this Marathon.

Inasmuch as you clearly understand that the area in question lies within the "sphere of influence" of the City of Seal Beach, it is also clear there is no consideration given by the City of Long Beach to the community of College Park West in planning/executing this annual event.

Back to the core subject of the proposal for the construction of a Home Depot and other commercial ventures in the property now occupied by the tank farm portion of the SoCal Edison Plant:

- There is absolutely ***NO COMPELLING NEED*** for another Home Depot in this area. From my home the Westminster Home Depot is 7.36 mi; the Signal Hill Home Depot is 7.04 mi. Just like Starbuck's on every corner, we don't need a Home Depot or any other commercial development in/or or anywhere near the SoCal Edison Plant
- In concert with the ill-conceived, half-baked idea of constructing 425* single-family housing units, together with 170,000 sq. ft. of commercial space on the now existing Seaport Marina Hotel property at the corner of West 2nd Street and PCH, the traffic problems (with the *increased* traffic emanating from said 425 single-family housing units, each averaging 1.5 cars per unit), we in College Park West would inherit, with or without "mitigation" (which hasn't even been considered by your studies) is totally unacceptable.

*I want to see the architectural layout for the proposed 425 single-family housing units, plus 170,000 sq. ft. of commercial space. The only possible way that can happen is high-rise construction together with underground parking. Has anybody involved in these "studies" looked at the water table? The Pacific Ocean is just across the street!

- Your "studies" regarding the property that lies along Studebaker Road north of Westminster Blvd directly adjacent to the proposed Home Depot site should show very clearly the presence/continual occurrence of land subsidence not unlike that of Portuguese Bend and Anaheim Hills, but more especially Portuguese Bend which I drive every weekend, where the maintenance of the Palos Verdes Drive South roadway is a *monthly* fact of life. The existence of this same type/level of land subsidence is imminently clear to those of us who drive Studebaker Road on a daily basis. This situation is not going to go away (see Portuguese Bend).
- Records from the oil production out of that area for the decades the oil production has been monitored will reveal the vast number of barrels of oil that has been produced, and is indeed still being produced out of those formations without, to my personal knowledge, the now commonly used practice of being replaced with salt water to offset the volume of oil/water pumped out of the ground

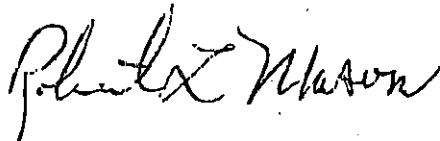
- I don't know when the steam plant/tank farm was constructed/put into production; my earliest memories are of approx 1968. I haven't seen the results of all of your environmental studies with regard to soil pollution as a result of the tank farm for all these years, however if this project (God forbid) goes forward, the mitigation for the soil pollution will be lengthy, costly, and very contentious to say the least. Who (specifically) is going to pay for the mitigation of the soil pollution for this proposed project?

I think you understand the gist of my point of view based upon my own observations over the past 30-some years:

- The area lies within the "sphere of influence" of the City of Seal Beach, and thereby we have, and will continue to have a voice in issues such as this where our quality of life and our safety are threatened. Seal Beach is not the bastard child of the City of Long Beach, and we are not going to be treated as such.
- There is no compelling need for the development of any commercial enterprise in, on, or anywhere near the steam plant/tank farm, or the adjacent wetlands, now or in the future.
- We don't want nor will we accept the degradation of our lifestyle or the increase in traffic with its inherent dangers and problems in order to put money in the pockets of Home Depot, Wal-Mart, or any other commercial enterprise, *or for that matter the City of Long Beach*. Two Home Depots within a radius of 7.25 mi. is more than sufficient for our needs.
- You have also failed to take into consideration the existence of several small businesses within the City of Seal Beach that will be drastically affected by the existence of an enterprise such as Home Depot, perhaps to the point of being put out of business.

I welcome your comments.

Respectfully,



Robert L. Mason
257 Harvard Lane
Seal Beach, CA 90740

A note from
Al Matz

5/11/05

ANGELA REYNOLDS
CITY OF LONG BEACH

I am sure that the city is aware of the problem's concerning Lorynes Drive. The site of the Home Depot project is at the eastern end of Lorynes. This street was built over a land-fill dump and has a history of serious subsidence problems. It has been repaired three or four times and is sinking again.

This problem has created a roller coaster effect and has been one of the reasons for serious accidents when drivers lose control and roll over.

The city at one time had a sign posted at Palo Verde and Lorynes prohibiting trucks from entering Lorynes Drive.

Thank you:
Alfred Matz



curly & lola <res1uhfp@verizon.net>

06/13/2005 03:54 PM
Please respond to la.curl

To: Angela_Reynolds@LongBeach.gov
cc:
Subject: Home Depot

As a resident of the University Park area, I firmly oppose the use of the land in question for a Home Depot. I agree with Janice Dahl's research that Loynes Drive is entirely too dangerous to handle all the heavy traffic. A better use for the subject land can be found that would not result in the heavy traffic, especially on the weekends.

1

Lola E. Mayda
6236 Vista St.
L. B. CA 90803

"ANGELA BAILEY"
<angiepopcorn@msn.com>
06/02/2005 07:51 AM

To: <Angela_Reynolds@longbeach.gov>
cc:
Subject: DEIR FOR HOME DEPOT PROJECT AT
STUDEBAKER & LOYNES

Attached is my input.

Also, when you get back, could you please answer my question as to whether input is accepted by email?

Thank you.

Angela Bailey McCord
6214 Emerald Cove Drive
Long Beach, CA 90803

----- Original Message -----

From: Angela_Reynolds@longbeach.gov
Sent: Wednesday, June 01, 2005 7:52 AM
To: ANGELA BAILEY
Subject: Angela Reynolds/CH/CLB is out of the office.

I will be out of the office starting 05/31/2005 and will not return until 06/06/2005.

During my absence, Jill Griffiths ext-86191 will be available for environmental issues and Larry Rich ext-85839 will be here for advance planning issues.

May 31, 2005

Angela Reynolds, Environmental Planning Officer
City of Long Beach
Department of Planning and Building, 7th Floor
333 West Ocean Boulevard
Long Beach, CA 90802

Dear Ms. Reynolds:

RE: DRAFT ENVIRONMENTAL IMPACT REPORT – PROPOSED HOME
DEPOT DEVELOPMENT ON STUDEBAKER ROAD & LOYNES DRIVE

As an affected Long Beach resident, I am opposed to the subject project for the following reasons:

Traffic

How much more traffic can Loynes Drive (aka the “rollercoaster street”) handle? As you are aware, the road is dramatically susceptible to flooding and poses a potential hazard, especially to unfamiliar drivers. Fortunately, the street is not heavily traveled, but the proposed project would significantly increase automobile traffic. Of even greater concern is the impact on the road of increased traffic by large trucks. Currently, traffic on this road is light and there are few trucks, yet the road needs repair every year or two. Surely, the addition of more trucks would exacerbate the condition and safety hazards.

Is there adequate technology and ability to forecast the future to enable determination of 1) how many more cars and trucks would travel down the street after the proposed project, 2) accelerated deterioration, and 3) resultant costs, both in terms of road repairs and public safety?

There is also the serious matter of congestion, especially at the freeway off ramp and intersections. The developer represented that the community wanted a family restaurant. I have never talked to anyone who has thought we need more restaurants in this area. We have plenty. What we do need is the ability to travel unobstructed to and from our homes! We need to be able to travel to and from the restaurants that are already here, not to mention the grocery stores, places of employment, and other businesses.

In summary, the proposed “mitigation” efforts are simply inadequate to address the increased traffic.

Need for another “home improvement center?” and “how do you figure that the tax revenue would increase significantly?”

There is an excellent home improvement center, Lowe’s, in this area, a mere three and one half miles from the proposed project site, with another Lowe’s a few miles away at Long Beach Towne Center. Therefore, the City of Long Beach is already realizing tax revenue from this type of establishment. What would make anyone think that the tax revenue would increase substantially if people who want that type of merchandise simply shop at Home Depot instead of Lowe’s?

The projected \$2 ½ million increase in revenue over five years naturally averages out to \$500,000 per year. Surely, this sum is mitigated by the revenue that is already realized through Lowe's and would merely be transferred, in addition to the increased costs in road repairs to Loynes and public safety concerns and services. Then add quality of life and environmental issues to the mix and it does not look like a bargain!

5

Wetland Preservation

The Los Cerritos wetlands represent the only restorable Estuary in Los Angeles County, in fact the only one south of Monterey! (By contrast, there are many Home Depots in Los Angeles County!) I will leave the details regarding the wetlands to those better able to articulate the impact of failure to pursue restoration. Suffice it to say that the subject project is the antithesis of responsible ecological action. The City of Long Beach has an opportunity to assume a key leadership role in preserving the wetlands and endangered species. I hope that the City will carefully consider the facts and take advantage of the opportunity to improve, rather than detract from, the natural environment.

6

Air Quality and Soil Contamination

What about the toxic dump site on the Wetland side along Studebaker near Loynes? Currently, it is not leaking, but what will happen when the soil is disturbed? These issues need to be carefully considered, in compliance with existing regulations, and not glossed over by some fancy power point presentation.

7

In summary, it is immaterial whether the emphasis is on a Home Depot "design center" with design merchandise in the front and regular plumbing supplies, etc., in the back of the store. Does it really matter whether there are 14-foot orange shelves or 12-foot putty colored shelves?? I am sure the developer is hoping for a great deal of business, which means a great deal of traffic. It is, after all, still a Home Depot, with a restaurant, and other potential business. There is still negative impact on local residents, as outlined above. Furthermore, if the Home Depot project does generate the type of revenue projected, the traffic on Loynes will be even greater than projected. Again, the traffic impact on Loynes has been inadequately addressed to say the least.

8

I urge you to act in integrity to protect our quality of live in Long Beach from excess traffic and other hazards.

Sincerely,

ANGELA BAILEY MC CORD
6214 Emerald Cove Drive
Long Beach, CA 90803

C: Council Member Frank Colona; Charles Greenberg, Chairperson; Leslie Gentile; Matthew Jenkins; Mitch Rouse; Nick Sramek; Morton Stuhlbarg; Charles Winn

"ANGELA BAILEY"
<angiepopcorn@msn.com>

06/15/2005 11:52 AM

To:
<Angela_Reynolds@longbeach.gov>
cc: <sTEVEIAM88@MSN.COM>
Subject: Re: QUESTION

Thank you. Attached are additional comments. Please ensure that they are attached to the draft Environmental Impact Report.

----- Original Message -----

From: Angela_Reynolds@longbeach.gov
Sent: Wednesday, June 08, 2005 1:30 PM
To: ANGELA BAILEY
Subject: Re: QUESTION

Yes and Yes

Angela Reynolds, AICP
Advance, Community & Environmental Planning Officer
City of Long Beach
(562) 570-6357

"ANGELA BAILEY"
<angiepopcorn@msn.com>

05/31/2005 08:16 AM

To:
<Angela_Reynolds@Longbeach.gov>
cc:
Subject: QUESTION

Can we submit comments regarding the draft EIR for Home Depot via email? If so, is this the correct address?

----- Original Message -----

From: ANGELA BAILEY
Sent: Monday, May 30, 2005 6:55 PM
To: Angela_Reynolds@Longbeach.gov
Subject: test

June 15, 2005

P-79A

Angela Reynolds
Environmental Planning Officer
333 W. Ocean Blvd. 7th Floor
Long Beach, CA 90802

Dear Ms. Reynolds

**RE: DRAFT ENVIRONMENTAL IMPACT REPORT – PROPOSED HOME
DEPOT DEVELOPMENT ON STUDEBAKER ROAD & LOYNES DRIVE**

I would like the following questions answered during the review process:

1. Are there any statistics regarding how many cars currently travel on Loynes Drive?
 - a. If not, how could anyone speculate that the Home Depot project could actually result in a lower accident rate per number of miles driven? 2
 - b. If not, how could there be any meaningful comparison of the number of accidents per number of miles driven, especially in comparison to other Long Beach streets? 3
2. When a police officer makes out an accident report, is the “primary cause of collision” a required field? 3
3. “Unsafe speed” was cited as the primary collision factor in 70% of all accidents. Would there be any other possible category for accidents in which only a single vehicle was involved? 4
4. Is it unusual for a .82 mile segment of roadway to experience as many accidents as Loynes, especially accidents that do not involve any other vehicle? 5
5. Did the city traffic engineer’s analysis include the accidents that have occurred in June of this year? There was a daytime fatality just last week involving a single car, and another wreck the week before. 6

I would also add the following comments:

1. It is not surprising that the intersections do not show unusual accident activity. Our major problems is Loynes Drive! 7
2. It is noteworthy that 70% of the accidents were classified as single car “hit object” collisions. This demonstrates the unsafe characteristics of the road. 8
3. The city engineer’s analysis indicated that there were 46 mid-block collisions in the last 10 years. Sixty-five percent of the accidents occurred at night. Of those, 19 occurred between the hours of 10pm and 2am, when the Home Depot would most like be closed. This seems meaningless when there are no statistics on the number of cars traveling on Loynes. It remains that the Home Depot project would dramatically increase the daytime traffic on Loynes, and that the Home Depot is also open during evening or “dark” hours, especially in the winter. 9

Thank you.

Angela Bailey McCord
6214 Emerald Cove Drive
Long Beach, CA 90803

"ANGELA BAILEY"
<angiepopcorn@msn.com>

06/15/2005 03:34 PM

To: <Angela_Reynolds@longbeach.gov>
cc: <Steveiam88@msn.com>
Subject: HOME DEPOT COMMENTS -
CORRECTED COPY

Attached is a corrected copy. Could you please replace the one sent to you earlier today? Thank you!

Angela Bailey McCord
----- Original Message -----
From: Angela_Reynolds@longbeach.gov
Sent: Wednesday, June 08, 2005 1:30 PM
To: ANGELA BAILEY
Subject: Re: QUESTION

Yes and Yes

Angela Reynolds, AICP
Advance, Community & Environmental Planning Officer
City of Long Beach
(562) 570-6357

"ANGELA BAILEY"
<angiepopcorn@msn.com>

05/31/2005 08:16 AM

To:
<Angela_Reynolds@Longbeach.gov>
cc:
Subject: QUESTION

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From: ANGELA BAILEY
Sent: Monday, May 30, 2005 6:55 PM
To: Angela_Reynolds@Longbeach.gov
Subject: test

June 15, 2005

Angela Reynolds
Environmental Planning Officer
333 W. Ocean Blvd. 7th Floor
Long Beach, CA 90802

Dear Ms. Reynolds

**RE: DRAFT ENVIRONMENTAL IMPACT REPORT – PROPOSED HOME
DEPOT DEVELOPMENT ON STUDEBAKER ROAD & LOYNES DRIVE**

I would like the following questions answered during the review process:

- | | |
|--|---|
| 6. Are there any statistics regarding how many cars currently travel on Loynes Drive? | |
| a. If not, how could anyone speculate that the Home Depot project could actually result in a lower accident rate per number of miles driven? | 2 |
| b. If not, how could there be any meaningful comparison of the number of accidents per number of miles driven, especially in comparison to other Long Beach streets? | |
| 7. When a police officer makes out an accident report, is the “primary cause of collision” a required field? | 3 |
| 8. “Unsafe speed” was cited as the primary collision factor in 70% of all accidents. Would there be any other possible category for accidents in which only a single vehicle was involved? | 4 |
| 9. Is it unusual for a .82 mile segment of roadway to experience as many accidents as Loynes, especially accidents that do not involve any other vehicle? | 5 |
| 10. Did the city traffic engineer’s analysis include the accidents that have occurred in June of this year? There was a daytime fatality just last week involving a single car, and another wreck the week before. | 6 |

I would also add the following comments:

- | | |
|--|---|
| 4. It is not surprising that the intersections do not show unusual accident activity. Our major problem is Loynes Drive! | 7 |
| 5. It is noteworthy that 70% of the accidents were classified as single car “hit object” collisions. This demonstrates the unsafe characteristics of the road. | 8 |
| 6. The city engineer’s analysis indicated that there were 46 mid-block collisions in the last 10 years. Sixty-five percent of the accidents occurred at night. Of those, 19 occurred between the hours of 10pm and 2am, when the Home Depot would most like be closed. This seems meaningless when there are no statistics on the number of cars traveling on Loynes. It remains that the Home Depot project would dramatically increase the daytime traffic on Loynes, and that the Home Depot is also open during evening or “dark” hours, especially in the winter. | 9 |

Thank you.

Angela Bailey McCord
6214 Emerald Cove Drive
Long Beach, CA 90803

Dear Friends,

Many of you remember, as I do, a time when the estuary of the San Gabriel River was fully tidal and supported a rich, diverse habitat flourishing with wildlife. By the late 1950's, the dike, drain and fill operations of the oil companies had covered the marsh with toxic drilling muds and oily process sludge. Disposal of dredge spoils from the channelization of the River, construction of the Raynes Power Plant Channel and excavation of the Los Alamitos Retention Basin smothered the Hellman Ranch tidelands. By 1959, only 65 acres of Steam Shovel Slough remained of the former 2460 acre San Gabriel River Estuary. Still, this is the largest saltmarsh and only restorable estuary in Los Angeles County, with 776 acres remaining available for restoration, nearly half in Long Beach (355 acres). Our Conceptual Plan for restoration is one of several under consideration by the resource agencies, who agree with us on the parcels that must be acquired, the urgency for action and the process for acquisition, remediation and restoration. We believe we can acquire and restore a fully functioning estuary here, but we need your help.

The key role of estuaries with their triple interface between land, air and water, between fresh and salt waters, between alluvial watershed and ocean, between riparian and marine habitats, is to support and bind together these diverse and interdependent ecosystems. That is why we have so many (13) different habitats at Los Cerritos, hence so many different species and so many of them endangered. They just do not exist any longer elsewhere. A restored Los Cerritos Wetlands will restore the active biofilter protecting water quality, scrubbing out toxic contaminants from transported sediments, removing suspended and dissolved solids, trapping out flotsam before it reaches harbor, beaches and ocean. We remember wetlands former role in supplying clean sand to replenish our beaches. We envision interdependency with the airshed, absorbing and removing particulates and CO₂, releasing oxygen. We see the function of the estuary as the foodbase and pasture for both the watershed upstream and marine life offshore, as well as vital fuel stop for migratory birds. We would share our vision of wetlands as the essential nursery to aquatic life, by including our children amongst those enriched by the educational experience of observing the web of life up close and personal. Our vision holds these unique Los Cerritos Wetlands as the repository for the gene pool of our indigenous species. The Long Beach area has some of the most diverse biota in the world, honed by the millennia to survive every stress, climatic extreme and environmental disaster this region has ever experienced. It is axiomatic that a sustainable city must protect its gene pool. Though the web of life in the estuary is threadbare, it is still intact. We must work together to renew the tapestry of life that is our Los Cerritos Wetland. Though it is hard to restore the warp of Air and Water and Land and Sustainability with the rich weft of life, we must try. If our generation does not meet this challenge, future generations will have neither the opportunity nor the experience.

Lisa Berglund

06/15/2005 02:56 PM

To: Angela Reynolds/CH/CLB@CLB
cc:
Subject: Home Depot EIR Feedback

Lisa A. Berglund
Office of Council Member Frank Colonna
tele: 570-8756

----- Forwarded by Lisa Berglund/CH/CLB on 06/15/2005 02:55 PM -----

"ROSE MARY MC CLURE"

<rosemarymcclure@verizon.net>

06/15/2005 08:26 AM

To:
<district3@longbeach.gov>
cc:
Subject: Home Depot

I'm a resident of Naples and I do not wish to see a Home Depot built in this area. The traffic is already bad and a business of this size will make it worse.

Nor do I wish to see a large development at the intersection of PCH and Second street, for the same reason.

Rosemary McClure
157 Cordova Walk

Mealey, Rhea" <RMEALEY@lbtransit.com>
06/13/2005 09:01 AM

To: <Angela_Reynolds@LongBeach.gov>
cc:
Subject: Home Depot Proposal

Dear Ms. Reynolds;

Please add this email as an official correspondence from a resident and home owner at 510 Peralta Ave., Long Beach, CA 90803, in the University Park neighborhood, which would be negatively impacted by the proposed Home Depot project.

My husband and I are among the growing number of concerned homeowners who do not want a Home Depot built at the proposed site of Studebaker at Loynes for the following reasons:

1. Increased traffic congestion
2. Increased noise
3. Increased vehicle pollution due to fuel emission exhaust
4. Concerns about safety in the neighborhood of increased traffic cutting through to avoid Studebaker Rd.
5. Another Home Depot? Why? We are already surrounded by Home Depots and Lowes

I understand the City's concern about revenue, and their desire to have more retail in Long Beach. There have been several suggestions of other developments that would be more suitable for this location, that I am certain you and the City have been made aware of by representatives of this neighborhood.

I also understand a new residential development is being considered at the intersection of PCH & Second Street. This will also cause additional traffic congestion on Studebaker as people make their way to the freeways, another concern I'm sure you are aware of.

Thank you for your attention to this concern.

Sincerely,

Rhea Mealey
510 Peralta Ave.
Long Beach, CA 90803

2 June 2005

Angela Reynolds
Environmental Planning,
City of Long Beach,
Dept. of Planning and Bldg.
333 W. Ocean Blvd
Long Beach, CA 90802

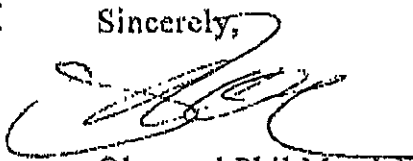
Dear Angela:

We oppose the building and operation of a Home Depot at the Corner of Loynes and Studebaker in Long Beach for the following reasons:

1. We live in a clean pristine area filled with small closely held mom and pop stores. We do not need another big box retail outlet in our community which will destroy the intimate ambiance of our community. 1
2. The traffic created by Home Depot will be horrible and intolerable. Currently the traffic on PCH, Studebaker and 2nd Street is intolerable during the Beach season from May to September. Bayshore Drive has to be blocked off because of the heavy access. If supply trucks, contractors vehicles, customers, and workers vehicles come to the site, the traffic on both 2nd/Westminister, Studebaker and PCH will become a traffic nightmare. 2
3. There is an overwhelming saturation of these types of business in the nearby areas. There are several Home Depots and Home Depot like big boxes retailers (Willow, Westminister Blvd, Lakewood Blvd, Bellflower Blvd, I.B Town Center, Los Alamitos Blvd) all within less than 15 minutes drive. 3
4. It is a well known fact that Home Depot attracts day labors that are unskilled, uninsured, and illegal. This will increase the crime rate in the neighborhood. Moreover, many of these people do not have car insurance and will create liability problems for the residents. The day labors also attract shady contractors and employers to our area which also compound the problems. 4
5. We currently have small hardware stores in Belmont Shore and Seal Beach. Bringing Home Depot into the area will kill these struggling retailers. 5

WE DO NOT WANT HOME DEPOT OR HOME DEPOT LIKE BUSINESS IN OUR NEIGHBORHOOD. 6

Sincerely,



Olga and Phil Megdal
5690 Bayshore Walk
Long Beach, CA 90803

562-438-8845

William Donald Mills
6320 Vista Street
Long Beach, CA 90803
(562) 598-9335

Angela Reynolds
Environmental Planning Officer
City of Long Beach
333 West Ocean Blvd. 7th Floor
Long Beach, CA 90802

June 13, 2005

Dear Ms Reynolds;

I have perused the EIR on the Home Depot Project and written a response, which I am enclosing for you and the members of the Planning Commission. I would appreciate it if you would go over it carefully and note the adverse defects, which will cause deterioration of the environment of the citizens in nearby areas.

Thank you for your consideration.

Sincerely,



Donald Mills, PhD

cc. Charlie Greenberg, Chair
Matthew Jenkins
Mitchell Rouse
Charles Winn

Morton Stuhlbarg
Leslie Gentile
Nick Srameker

CONCLUSIONS AND COMMENTS ON THE HOME DEPOT LPROJECT

Analysis by Donald Mills, PhD

The EIR on the Home Depot Project is both flawed and incomplete. The following points indicate these defects.

One. According to the EIR the [new] businesses "do not represent substantial growth for the City of Long Beach." The project does, however, mean substantial and adverse growth to the residents of the area, from Seal Beach, University Park Estates, and northward on both sides of Studebaker Rd. to Stearns. The 316 new jobs to be generated will not compensate for the adverse effects to people.

Two. Loynes Drive is now classified as a "collector" road. This will change; because it leads directly to the entrance/exit of the site, vehicles will make increased use of Loynes Dr. to access and exit the site—from PCH to the site and from the site to PCH. Furthermore, the current clogging of traffic on 2nd St. and Studebaker Rd. will swell at peak hours, so vehicles will use Loynes Dr. to escape the clogging. This will increase exhaust and noise for residents whose homes line Loynes on the northwest side, the residents of Belmont Shore Mobile Home Park, and may well cause clogging at the intersection of PCH and Loynes Dr.

Three. No provision is made to enforce the "No Loitering" signs. The surveillance cameras to be installed may show loiterers, especially day laborers seeking jobs. These men do not hesitate to urinate openly. The monitoring is insufficient to prevent loitering.

Four. The EIR dismisses the high probability that "cut through" routes (traffic turning into University Park Estates (UPE) via Margo and Silvera Streets from 7th St. to reach the site and traffic exiting the site on Loynes which can enter UPE via Palo Verde and Vista. The EIR states this "cut through" traffic is "not reasonable or faster." The level of frustration in drivers sitting in clogged traffic makes "cut through" routes reasonable and faster.

Five. Traffic exiting Studebaker Rd. to enter SR 22 eastbound will be but slightly affected. But traffic exiting SR 22 southbound on Studebaker will clog and back up at peak hours. Studebaker Rd can provide minimum dismally slow entry because of clogging of traffic backup at Studebaker and 2nd Street.. No mitigation is possible because of the Cerritos Channel.

Six. The overtaxed intersection of Studebaker Rd and 2nd Street will continue to be a bottleneck—a worse bottleneck—in spite of proposed mitigations: (The existing westbound right turn lane will be converted into a through lane, and a exclusive westbound right turn lane will be constructed.) At peak hours southbound traffic on Studebaker Rd. and westbound traffic on 2nd St. currently clog and back up—on Studebaker to the bridge a half mile north of 2nd St and on 2nd St. from Studebaker to PCH. The EIR states that effective mitigation of this congestion is not possible.

Seven. The EIR considers that the traffic at the intersection of Loynes Dr. and Studebaker Rd. will be "less than significant levels." The mitigation is to provide one westbound left turn lane (One is already there.), one westbound right turn lane (One is already there.). Also to be provided are one westbound through lane from the project site to Loynes Dr, a northbound right turn lane into the site, and a left turn lane into the site. This mitigation cannot be sufficient, for the project will cause a marked increase in traffic on Studebaker Rd. northbound and southbound; Studebaker is currently overloaded a peak hours. In addition, eastbound traffic on Loynes Dr. will further congest Studebaker Rd.

8

Eight. The EIR did not discuss the following three negatives. a) The impact of the Proposed Marina Hotel Complex. B) The effect of increased traffic congestion and exhaust-filled air on Kettering Elementary School; and the traffic congestion affecting school busses and parents from outside UPE who drive to pick up their children. c) The effect of the project's lowering home values in UPE.

9

Please take note that the adverse effects signaled in this Conclusion and Comments all center on people. The City of Long Beach has the obligation to listen to these very real objections and act in accordance with what will most benefit Long Beach residents. Long Beach should act in the best possible way to protect the environment for its citizens. Long Beach should take into account the many adverse effects concomitant with the Home Depot Project and not authorize it.

10

Bob Moroz

<bmoroz@freethmoroz.com>

06/15/2005 11:04 AM

To: Angela_Reynolds@LongBeach.gov
 cc: m.stuhlbarg@siscoproducts.com,
 matthew.jenkins@sdd-inc.com, leslie_gentile@fernaldesign.com,
 seegee@charter.net, msrouse@charter.net, srcbwinn@aol.com
 Subject: Environmental Impact Report, Home Depot,
 Long Beach

Regarding the DEIR for the proposed Home Depot development at Studebaker and Loynes:

It does seem to me that many of the environmental issues addressed in the DEIR need further study, but I'll let others argue that point.

Understandably, the City wants to take advantage of income opportunities when they present themselves, and a retail space like the one proposed by Home Depot certainly has tax potential.

I wonder, though, if we're not being short-sighted in this case. Consider two of the issues in the DEIR from an expense/liability point-of-view:

TRAFFIC (or more specifically, road construction and repair)

The proposed project is located in a pinched-off corner of Long Beach, accessible by only a couple of roads, Studebaker and Loynes.

At certain times of the some days, you could take a nap in the middle of Studebaker without a scratch. But much of the time traffic is pretty bad, increasingly so as people try to get onto and off of the Garden Grove Freeway, 7th Street, and Westminster, all of which *themselves* overload in the process.

This congestion is a great inconvenience to anyone trying to enter or leave the southeast corner of Long Beach. The addition of even a little more traffic will exacerbate the problem exponentially. If the Home Depot venture is successful, it will add more than a little more traffic.

Loynes is a different matter. Heavy traffic is not currently much of a problem on Loynes (except where it intersects with Studebaker, and that's really a Studebaker problem).

But Loynes is a ribbon of asphalt laid over a reclaimed swamp, and the swamp is ever-shifting, making Loynes a rollercoaster ride, often a dangerous one; recently, a fatal one.

A few years ago Loynes was torn up, the ground filled in, and the ribbon flattened out. At the time, the contractor described the repair as "temporary". He said that Loynes would be a rollercoaster again in a few years. He was right. Another engineer said that the only long-term solution would be to pound pylons deep into the ground and *suspend* Loynes above the ground, like a long bridge. That would be horrifically expensive, and there wasn't enough traffic on Loynes to even consider it.

Now, though, it's proposed that Loynes be one of the primary access roads to a large retail project.

The bottom line: Making these roads and the surrounding connections serviceable in the new environment is going to cost a *lot* more than a \$million or two, and if the roads are not made serviceable, they're a disincentive to anyone wanting to visit the new stores. Also, how many more accidents (and, God forbid, fatalities) will we see on Loynes before someone decides to sue the britches off Long Beach for providing such crummy roads?

HAZARDOUS MATERIALS

The DEIR pretty much dismisses the issue of hazardous materials, in and above the ground at the site. HazMat monitoring is left to the local Fire Department.

Let's hope that the DEIR is correct on this one. The DEIR does not indicate that any serious physical study was made, and no one can guess what the situation is underground in a wetland that has had oil stored on top of it for 50 years.

It's quite possible that during demolition of the tanks or construction of the project a blue world of toxins could be set loose. Of course, it's also possible that there'll be no problem at all; but imagine the cleanup and liability costs if the DEIR is wrong. And with the Fire Department doing the monitoring, how much of that liability will be borne by the City?

MY OPINION

There are other issues in the DEIR that could easily cost the City a lot of money (sewage management, for instance). And there are a slew of quality-of-life issues too, mainly for neighbors of the project (like me). NIMBY issues are *not* to be taken lightly, but my concern here is the impact of the project on the City as a whole.

These are not fat times for the City government. It's possible that we're looking at this project as a source of easy income without thoroughly considering the *costs* involved or the chances of the project's success in this peculiar location.

Is this development a good idea, or are we being led down the path by the developer? I don't know.

Developers have to develop, of course. No criticism. That's what they do, no matter what.

By the same token, governments have to govern. That, of course, means making decisions that are not-so-easy and sometimes not-so-obvious.

At the least, in this case, the decision regarding this DEIR requires more thought and more study, because this development might well be a very bad idea.

That's my opinion.

Bob Moroz
340 Linares Avenue
Long Beach, CA 90803

(562) 594-6188
bobmoroz@freethmoroz.com

Irmcmullen@aol.com

06/13/2005 05:36 PM

To: Angela_Reynolds@LongBeach.gov

cc:

Subject: Home Depot developement

intersection of Loynes Drive and Studebaker Road. I object for the following reasons:

1. In the best of times, Loynes Drive doesn't appear to be particularly stable and it doesn't seem to me that it can accomodate additional traffic on the magnitude that would be generated by a developement of a store like Home Depot.. The traffic congestion would also be increased on Studebaker Road to an unacceptable level.
2. It seems as if the increased traffic will also impact our air quality as well as impacting our neighborhood as a result of traffic cutting through to Seventh Street.
3. Our antiquated sewer lines are going to be hard pressed to accomodate additional use required by Home Depot.
4. I understand that Mr. Charles Greenberg suggested a public storage facility. Perhaps, this would be an option since the Studebaker storage is at capacity.

Thank you,
Charleen Mullen
6321 Vermont St.
Long Beach, Ca 90803

Ms. Angela Reynolds
CITY OF LONG BEACH
333 Ocean Blvd.
Long Beach, CA 90802

1 June 2005

RE: PROPOSED DEVELOPMENT OF TANK FARM ON STUDEBAKER/LOYNES

I am not for having a Home Depot, or for that matter, any kind of retail or any development of the location at Loynes and Studebaker.

I cannot imagine anything there that would be more beautiful than what nature originally created, native vegetation that is a place of refuge and rest for the thousands of bird species that use the coast as a north and south route. The Pacific flyway which extends from Canada into South America is extremely important to the migratory birds. As we keep developing yet another however tiny bit of land it leaves less habitat for them to use as their resting places on the routes north and south. This parcel has been a resting place to myriads of birds and now we want to take it away, not for anything that would improve our quality of life, but for someone to make a great profit with. I think that's enough and I say no.

that to me is the most important reason but the other reason has to do with quality of life for us human animals. Why are the home depots in Signal Hill and just down the road in Westminster and up the road in Lakewood, not sufficient? not to mention the EXPO in Huntington Beach which is owned by Home Depot. Are we really so in need of yet another home depot which would serve just the high income areas close by that it's just too much trouble for us to drive say, about 4 miles in either direction? Perhaps Home Depot should consider revamping at least one of their locations to better serve the savvy shopper. The Anaheim location is impressive in the way that they layout their home remodeling section and I have dealt with well-trained, professional employees there who know what they're doing, so if I wanted to do some home improvement, I would patronize that one, not the ones around us.

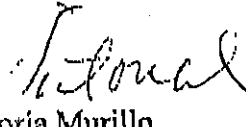
Or are we just so hungry and impoverished that we really need another retail development that will bring us more eating places, shopping places. Yeah, I guess we just get so bored so quickly with what we have that we need some more of the same.

I think there's a point when too much development is not to the good, but to the bad in terms of lots and lots of traffic, noise and pollution. The traffic directly on Studebaker would be the most affected and during commuting hours, it's bad already. Getting to the freeway would be a nightmare. The Marketplace is already experiencing jams with shoppers at Trader Joe's and much more after it expanded! I see people getting mad at each other, being short tempered and not generally being very nice when it comes to parking. So I should want more of the same? No thanks. I can picture that T intersection especially at commuting times, with honking horns and the one fingered salute as common occurrences. How lovely!

I would like to see the city be innovative and use the area for a wildlife habitat pretty much as it

I would like to see the city be innovative and use the area for a wildlife habitat pretty much as it is now only with the tanks removed. Perhaps a walking trail to enjoy the natural flora and fauna. At the very most, a very minimal construction only exiting on Pacific Coast Highway. Maybe an interactive learning center where inner city children can learn about coastal habitat and how important it is to preserve what's left. Perhaps small boat docks that rent kayaks and Duffys to enjoy the canal, and for more city revenue, a very small number of shops and restaurants (and I mean a very small number), something along the line of a "shoreline village" area. A tranquil place that shows us how beautiful the world CAN be and a peaceful place to rest for a time away from the hurry up existence we call "living."

I have shared this letter with a couple of people who agreed to have me put their name with mine.



Victoria Murillo
367 Ultimo Avenue
Long Beach, CA 90814

Rosa Carrillo
841 Stevely Avenue
Long Beach, CA 90815

Mr. Alan Jackson and Mrs. Lila Clay
377 Ultimo Avenue
Long Beach, CA 90814

June 13th, 2005

To: Angela Reynolds, Environmental Planning Officer, City of Long Beach

From: Keith Nottage, 6232 Vista Street, Long Beach, CA 90803

**Cc: Charles Greenberg, Chairman , Long Beach Planning Commission
 Leslie Gentile, Member, Planning Commission
 Matthew Jenkins, Member, Planning Commission
 Mitch Rouse, Member, Planning Commission
 Nick Sramek, Member, Planning Commission
 Morton Stuhlbarg, Member, Planning Commission
 Charles Winn, Member, Planning Commission
 Frank Calonna, City Councilman for this District
 Gerald R Miller, City Manager, City of Long Beach**

**Subject: Proposed Home Depot on Studebaker and Loynes Drive DEIR
Under review by the Planning Commission for City of Long Beach**

Dear Ms. Reynolds, and person's copied on this memo:

After review of the Home Depot DEIR I have a few concerns I don't feel have been addressed and have been omitted either by accident (which I find unlikely), or by intent, to mislead people by omission. The comments are as follows:

The Draft EIR (DEIR) on the proposed project at the tank farm at the intersection of Studebaker and Loynes Drive, have, in my opinion, many conveniently omitted flaws or false impressions of conditions that are contrary to fact and statements made by Home Depots that conflict with their own statements.

1. Of major concern to me is the statement in the DEIR that Loynes Drive is to be one of the major access arteries to the proposed Home Depot site. Loynes Drive has had five major single vehicle accidents in the past six months, according to a policeman at the accident eight days ago, which resulted in a fatality and four other injured persons. The officer said there has been a fatality at the same scene location, in three of the last four single vehicle accidents since February 2005. This is with the current traffic load.

There is no mention in the DEIR of the financial impacts on City budgets caused by Loynes Drive accidents and the excessive amount of unbudgeted money the City is having to spend and will have to spend to keep the road safely usable by anyone. The city never put a solid foundation under Loynes Drive from the entrance to the trailer park eastward to the bridge over the channel by Studebaker. The land under that part of the road is non-compacted landfill over a dump that used to reside under the road. Thus the road in that

stretch keeps sinking and the city fixes it by adding more layers of asphalt to fill in where it sinks.

Edison and the City sanctioned a short-lived project, in the late seventies, to put power and telephone wires underground along the length of the street. I talked with a supervisor of that project, who stated the level of asphalt on Loynes Drive varied in depth from 8 inches by the bridge to 2 1/2 feet deep behind my house to over 3 feet further down towards the trailer park. All due to continuing to apply asphalt to level the road sinking due to it being laid on a non-standard road base.

The DEIR implies the traffic incur with the Home Depot project with truck traffic would have no impact to the City. People I have talked with in the City Department of Transportation, say they have had to replace 8 by 8 posts holding steel road dividers on this street four different times in the past four months, at no minor cost to the City.

I doubt Jerry Miller and the Department of Transportation have the budget to continue to resurface the road each year due to excess truck traffic causing more sinking and more divider replacements and the police time due to accidents and fatality increases due to increased volume on the road the DEIR doesn't address.

2. The DEIR states the store would not attract contractors, but would be open from 5 A.M. or 6 A.M. The only reason a store would open at these hours would be to attract contractors. Statements made by Home Depot people that they would make the store a EXPO type of Home Depot, not geared to contractors, is contradictory to Corporate statements from Atlanta that the EXPO stores are not profitable and Home Depot would probably be closing many nationwide as they were proving to be financial losers. There has been speculation of closing the EXPO of Home Depot in Huntington Beach, as a financial loser. It's not far from the proposed site.

I have never seen a Home Depot in Los Angeles, San Bernardino, Riverside, Orange, and San Diego County's where there were not been a lot of itinerate workers clustered near the buildings hoping for day work from contractors. This grouping on itinerate workers lounging next to a residential neighborhood? The majority of Home Depots are not near residential neighborhoods.

3. The traffic studies conducted on Studebaker were done between the hours of 1:30 and 3:00 P.M. on weekdays in the northern lanes. The quietest time for travel volume on that road. It was hard to miss seeing their trucks and equipment. The recording truck was always gone by 3:00 P.M. A good way to tilt statistics away from the true daily traffic on that road by measuring it's usage at it's least busy times. Studebaker has the same roadbed sinking

problem on the south bound lanes as does Loynes Drive, between the bridge over the intake channel to the power plant and the gate entrance to the City owned property at the corner of Studebaker and 2nd Street.

5

Why no mention in the DEIR of the public declared intended project and open public knowledge of the Seaport Marina Project, with the 425 residential units, plus the retail space and it's traffic impacts on Studebaker Road, on top of the traffic load by the Home Depot proposed project. Very convenient omission by the DEIR of a major traffic issue before the Planning Commission and the City at what has been labeled the worst traffic intersection in the State of California (Pacific Coast Highway and 2nd Street).

6

4. The County of Los Angeles and the City of Long Beach Sewer and Sanitation Department have sewerage vehicles in this residential area every month. They are continually pumping out the system on a periodic basis due to what they state are weaknesses in the system to handle the current volume. The sewer system is over 45 years old, and was not designed to handle the increased load from houses built around the neighborhood and attached to the existing sewer system in the past 20 years. Does Jerry Miller have City major budget funding to increase the Sewer Department's activities due to this project overloading the current system?

7

The sewer is not designed to handle an increased load from developments on the 18 acres across Studebaker, and the jerry rigged idea of running a pumping pipe, exposed under the bridge over the Los Cerritos Channel, is like trying to put 10 pounds of manure into a five pound container. That Channel leads to the wetlands and Alamitos Bay.

We saw what a small rupture did last week to the Channel, the Bay, Mothers Beach, and the general publics reaction to closing access to those areas for days until the bacteria level subsided, from the sewerage rupture flowing into storm drains and into the channel on the 2600 block of Studebaker. I did not see how they proposed to handle surface run off on the property so it does not contaminate the two water Channels on two sides of the property and into the wetland area and Alamitos Bay water surfaces.

8

The DEIR says there will be no impact on plants and animals and does not appear to support any wetlands. They have obviously intentionally not looked at any aerial photographs of the water that flows beside Studebaker, or viewed from Studebaker Road how the Channel water spreads across at least 50 acres of wetland covered at high tide, twice a day, across from the trailer park on Loynes Drive before it passes under Pacific Coast Highway and enters Alamitos Bay, Mothers beach, restaurants and businesses along the Bay, and the recreational boats moored at the Long Beach Marina, maintained and operated by the City of Long Beach.

9

I would think this unusual proposal to address a health and sewerage issue over a major California coastal waterway, emptying into a major recreational area for the City of Long Beach would require Coastal Commission hearings, investigations and special permits and more attention than I feel it is getting.

5. Has Gerald Miller and his staff, and the Department Heads for Transportation, fire, Police, and Sewer and Sanitation seen this DEIR and informed Jerry Miller of the financial impacts the problems of this projects will be to their departments and the City of Long Beach in the future? They are already having to spent unbudgeted money continually replacing asphalt, guard railing systems, sewerage pumping of an already overloaded system. Current reported police contracts and public hearings on the budget crisis of the City do not give any indication of a great deal of budgeted discretionary money to hire more city staff, equipment and resources to meet upcoming needs implied in the DEIR that they expect the City would provide.

6. **Where in Gerald Miller's current and future budgets is this money coming from?** The \$2.5 million in the DEIR as potential tax revenue over the next 5 years comes to an average of at best \$500,000 revenue a year.

What is it going to cost the City going to be to make the highway changes proposed on Studebaker Street in the DEIR? Where are the funds?

What is it going to cost the City to maintain Loynes Drive for traffic, with the maintenance costs going up each month due to accidents and fatalities requiring police and transportation and repair personnel, without the increase in traffic. The street will need resurfacing again next year because the accident rate in the small lakes formed by the road surface sinking will cause more hydroplaning of cars colliding with other cars and the concrete railings along Loynes Drive. There were a lot of them last rain season, fortunately no fatalities, but a lot of vehicle damage.

How much is it going to cost the Sewer and Sanitation Department to deal with the overflow of an already existing system and the health issues associated with an Elementary School in the neighborhood, situated 1000 feet away from the project, along the same Channel where this project is proposed?

I feel if someone in Gerald Millers office put a pencil to paper as to these costs in manpower, resources, and materials and the potential detrimental effect to the community that generates business, jobs and tax revenue to the City from various businesses who could be impacted serving Marina Pacifica, Alamitos Bay, the Marina boat areas and restaurants, the bay beaches, Naples Area, and Belmont Shore areas. I think the \$500,000 of possible tax revenue would more than evaporate and leave Mr. Miller and the City in a financial hole trying to cover the costs.

The DEIR states, "The project will increase the number of on-site visitors and employees, which could result in an increase in calls for emergency fire and medical services." "The nature of the proposed project will also lead to an increase in the number of people visiting the site who may generate additional calls for police services, and there is some concern about increases in theft, burglaries..."

This is Home Depots expectations on the City of Long Beach to pay for, along with the other financial issues the City will have to pay because of the impact on the area, for the possible privilege of a projected \$500,000.

GERALD MILLER AND HIS STAFF HAVE BEEN DOING A MARVELOUS JOB OF TRYING TO DELIVER THE SERVICES NEEDED BY THE CITIZENS OF LONG BEACH!

BUT I AM UNDER THE IMPRESSION THAT THEY ARE NOT GOOD ENOUGH MAGICIANS TO PULL UNBUDGET FUNDS OUT OF A HAT TO COVER THE COSTS I THINK THEY WILL HAVE TO COVER WELL IN EXCESS OF THE POSSIBLE AVERAGE OF \$500,000 A YEAR. Under these development projections the cash flow doesn't usually approach an average until the fourth or fifth year.

THE CITY WILL HAVE TO FUND THE ITEMS NECESSARY FOR THOSE THREE OR FOUR YEARS IF THE PROJECT IS APPROVED AS IN THE DEIR.

IS GERALD MILLER'S DEPARTMENT PREPARED TO FUND A COMMERCIAL PROJECT LIKE THIS FOR SEVERAL YEARS WITH PUBLIC FUNDS ??????????????????

"Stacey Redfern"

<SRedfern@AccountingConnection.com>

06/15/2005 04:33 PM

To:
<Angela_Reynolds@longbeach.gov>
cc:
Subject: Home Depot Comment

In regards to Mr./Ms./Mrs. Marice White's comment about "it made little sense for anyone to try to get to the center through University Park Estates". I have news for him/her it happens all the time. The trucks going to Ralph's on the corner of 7th and Bellflower already use our track to get to the market loading dock. CSULB students use our streets to park on because it is free. Every time there is an accident on Loynes Drive, traffic is diverted through our track. And once everyone who does know about cutting through the track (the three hundred or so parents of student who attend Kettering Elementary trying to get to the freeway on the regular routes – they will also be cutting through the track to avoid the traffic and take a short cut to the Home Depot. We already have a problem with the indigent folks hanging out on the greenbelt – now we will have the illegal aliens hanging out in a place where our children play. We have already heard that it is going to be more of a "design center" rather than a "contractor friendly" store. I have yet to go to a Home Depot or an Expo without illegal aliens standing on the sidewalks off of their property on some other business's property - Go check out the office building across from the Home Depot Signal Hill. There they are all standing there all day long waiting for someone to hire them and there are no facilities available to them – so one could only guess where they are urinating. The only reason I think the greenbelt is a place with shade.

The largest concern is for our kids they are growing up in an area where pretty much everyone expects children to be running around and we all drive as though we are expecting a kid to run out in front of us at anytime. So they are not used to the amount of cars this could potentially bring into our neighborhood which increases the chances of one of them being hurt or worse.

I am all for development in our city but not at the expense of even one child. I think the city or Home Depot should pay to make our community private and to maintain the equipment necessary to make that possible.

Stacey Redfern - Cordell

University Park Estates – resident

888-600-8800

karin rice

<karinrice@earthlink.net>

06/15/2005 10:52 PM

To: Angela_Reynolds@LongBeach.gov

cc: srcbwinn@aol.com, nicholas.sramek@aero.org,

msrouse@charter.net, seegee@charter.net,

leslie_gentile@fernaldesign.com, leslie_gentile@fernaldesign.com,

m.stuhlbarg@siscoproducts.com, Frank_Colonna@longbeach.gov

Subject: Home Depot DEIR

Angela Reynolds, Environmental Planning Officer
City of Long Beach
Department of Planning
333 W. Ocean Blvd., 7th Floor
Long Beach, CA 90802

Dear Ms. Reynolds,

I'm concerned with the proposed Home Depot project on Studebaker south of Loynes for a number of reasons including, but certainly not limited to, the air quality impacts, the necessary hazardous waste mitigation at the site, environmental impacts to Los Cerritos Channel, and overall mitigation costs to the city. However, as a resident of Belmont Heights and commuter who uses 7th Street to access the San Diego Freeway daily, my most immediate concern is that of a significant increase in traffic congestion on all sides of the proposed project.

The Draft Environmental Impact Report (DEIR) by LSA Associates, Inc. concludes that several major intersections will experience impacts due to the project that cannot be mitigated and will be significant and adverse. Imposing such a hardship on thousands of Long Beach residents and CSULB students who may never frequent the proposed commercial development should be the single most important objection to the project.

In addition, I believe the concerns of the residents in University Park Estates that their neighborhood will be used as a shortcut are well founded despite the conclusion of the DEIR. I have taken detours through the University Park Estates neighborhood to avoid stopped traffic on 7th Street and I will probably do so in the future just out of the desire to keep moving. And, as the City of Seal Beach brought up, the traffic generated by this project will not be confined to Long Beach streets, but spill into neighboring communities.

I believe this is the wrong project for this site because of the potential number of Long Beach residents that could be impacted. I'm sure that many Long Beach residents would agree that we could forgo another shopping center in the city.

Sincerely,

Karin Rice
3911 E. 6th St.
Long Beach, CA 90814-1610

5/16/05

ANGELA REYNOLDS
 333 W. OCEAN BLVD.,
 L.B., CA. 90802

DEAR ANGELA REYNOLDS -

THIS LETTER IS TO GIVE YOU MY COMMENTS
 IN WRITING ON THE PROPOSED COMMERCIAL
 DEVELOPMENT EAST OF STUBBARTS ROAD
 NEAR LOYD'S DRIVE - WHICH IS BEING
 CALLED THE HOME DEPOT PROPOSED SITE.

I AM STRONGLY OPPOSED TO THIS DEVELOPMENT
 FOR THE FOLLOWING REASONS;

WE LIVE NEARBY, JUST OFF STUBBARTS
 ROAD - A SHORT DISTANCE N. OF 7TH STREET.

I AM FIRST OF ALL SURPRISED THAT IT
 WOULD BE LEGAL TO DEVELOP THIS SITE,
 AS THERE ARE HIGHLY TOXIC DUMP SITES
 RIGHT ACROSS FROM THIS LOCATION, ALONG
 THE WEST SIDE OF STUBBARTS ROAD,

TRAFFIC IN A NUMBER OF PLACES IS
 ALREADY OVER STRAINED, & THE ADDITIONAL
 IMPACT WOULD BE UNACCEPTABLE!

CONTINUED ↴

(2)

FOR EXAMPLE:

- ① LOYERS DRIVE, BETWEEN STUBBAKER & PCH IS BUILT ON CAMFILL WHICH IS UNSTABLE. THE ROAD IS ALREADY HAZARDOUS. IT IS WAVY, NARROW & WINDING; & I WOULD ANTICIPATE THIS AS JUST ONE OF THE "BOTTLENECK" TRAFFIC AREAS. THERE WOULD UNDOUBTABLY BE HIGH RISK FOR INJURY ACCIDENTS HERE AS WELL.
- ② SECOND STREET, BETWEEN STUBBAKER & PCH IS ALREADY OVER-LOADED. THE ADDITIONAL BACKUPS WILL STRAIN THIS SECTION TO UNACCEPTABLE LEVELS.
TRAFFIC
- ③ STUBBAKER ROAD, BETWEEN SECOND STREET & THE 40'S FREEWAY, THIS SECTION IS BECOMING PROBLEMATIC ALREADY. THE COMMUTER TRAFFIC & CSULB STUDENTS ARE HEAVY USE NOW. THE INTERSECTIONS AT 7TH STREET, ANAHOLA ROAD, & AHERTON AND 40'S WILL BE BACKED UP TO UNACCEPTABLE LEVELS.
- ④ 7TH STREET, BETWEEN 22 FREEWAY END AND PCH/BEILFLOWER INTERSECTION IS ALREADY A NIGHTMARE "BOTTLENECK". ADDITIONAL TRAFFIC LOAD HERE IS UNTHINKABLE.

CONTINUED



③

PLEASE DO NOT DEVELOPE THIS SITE
IN A WAY THAT ADDS SIGNIFICANT
TRAFFIC!

IF IT IS LEGALLY POSSIBLE TO
BUILD SOMETHING AT THIS LOCATION
WHICH IT IS NOW NOT USED FOR,
I WOULD CONSIDER AN ALTERNATE
COMMERCIAL USAGE IF IT IS
NOT POLLUTING & DOESN'T ADD TO
THE TRAFFIC PROBLEMS.

THANK YOU FOR YOUR CONSIDERATION
OF MY COMMENTS,

SINCERELY,

DEAN RICHMOND
6810 E. 11TH ST.
LONG BEACH, CA. 90815

Dean E. Richmond

Lisa Rinaldi <gzrinaldi@charter.net>

06/13/2005 04:04 PM

To: angela_reynolds@longbeach.gov

cc:

Subject: Home Depot Project DEIR

Monday, June 13, 2005

Dear Ms. Reynolds:

My comments in response to the draft EIR:

-Traffic congestion cannot be mitigated.

-Air pollution cannot be mitigated.

-The area is not zoned for the proposed project.

-Cut-through traffic in University Park Estates will occur: not because people want a shorter route, but because people stopped in traffic want to keep moving even if the alternate or cut-through route is longer.

-Long-term waste disposal impact at Class III landfills is significant and unavoidable.

In light of these issues set forth in the draft EIR, the Home Depot Project cannot go forward.

A personal note:

I can't truthfully say that the tank farm is aesthetically pleasing. Though, I would point out it was hardly noticeable until the owners cut down all existing trees, shrubs and plant life to render the scene so starkly. That, however, doesn't mean that yet another perfectly landscaped, manicured, cookie-cutter retail space is an acceptable alternative. Preserving and creating more open space are acceptable alternatives. While the City pants for more revenue, it coldly ignores the "quality of life issues" which are hard to quantify in NOP's, EIR's and the like. The tank farm is not open space, but at least there's nothing going on there, so that we presently have a dearth of additional crowds, cars, noise, artificial light, air pollution. And across the street, the scene of grass waving in the breeze, birds flying over and the wetlands themselves is not impacted in spite of the "less than significant" characterization in the draft EIR.

Thank you for your time.

Sincerely,

Lisa Rinaldi

1

2

CarmineC21@aol.com

06/15/2005 11:05 AM

To: anreyno@longbeach.gov

cc:

Subject: (no subject)

City of Long Beach
Angela Reynolds, Environmental Officer
Long Beach, CA 90802
Phone 562-570-6357
email:anreyno@longbeach.gov
Fax 562-570-6068

RE: Home Depot Project EIR-
response due 6-15-05

Dear Ms. Reynolds:

I live at 461 Peralta ave, and I am registering my concerns about the flawed EIR. I am requesting an extension of the response period to the Department of Planning and Building until there has been an adequate investigation. Please note my valid concern about health risk.

Air quality: The EIR states that air quality impact will occur during construction from soil disturbance and equipment exhaust, and (2) equipment and fugitive dust generated by construction vehicles and equipment traveling over exposed surfaces; As you know, dust particles washed in toxins are so small that their number is almost inconceivably vast. These toxins, whose numbers are large enough to bath all the childrens brain cells, lungs, nervous systems, etc. These poisons will ferment within our bodies causing needless early deaths, and chronic debilitating illness. Our city council and Planning commission must begin to put the welfare of the public above the profits of the large corporations they all too often serve.

Special attention must be devoted to children, or we will perpetuate a bad health situation for another generation. When a Corporation like Home Depot says that we will have to suffer the consequences of deaths due to asthma because we are in a nonattainment basin is negligent and is void of ethics.

We are already dying, so who cares if another generation dies. And we are of no Significance, after all we are already dying, so who cares if another generation dies.

Respectfully yours,

Carmen Rosas

University Park Estates, LONG BEACH, CA 90803

June 14, 2005

City of Long Beach
333 W. Ocean Boulevard, 7th floor
Long Beach, CA 90802
Phone 562-570-6357
email to: anrevno@longbeach.gov
Fax 562-570-6068

Angela Reynolds, Environmental Officer

**RE: HOME DEPOT PROJECT EIR -
response due by June 15, 2005**

Dear Ms. Reynolds;

I live at 461 Peralta Ave. and I wish to register my complaints regarding the proposed EIR. I further believe that the city is not giving me the tax payer sufficient time to review such a large document over 1,000 pages of really flawed and unproven information. Please note my objection to the following topics.

1. TRAFFIC-

A study of five intersections is not appropriate, every resident in our association and those surrounding us will be affected. We have children that walk to our neighborhood school. We already have problems with citizens running the stop signs at 6th and Margo, 5th and Margo and Vista and Margo. Show us how our quality of life as we know it will not be affected by the increased traffic through our neighborhood, the studies done by LSA 12/2004 are in accordance to plans and codes from 1975, 1977, 1978, 1987, 1988 there was no study other than of LSA. Tell me how many dB does a truck hulling a full load of dirt make? How many trucks will go over our residential streets? Who will be in charge of repairing them when construction is finished? Have you seen figure 16 (direct travel routes through major arteries). Can we get police enforcement when citizens, neighbors and school guest, truckers run our stop signs? What will happen in front of our school during construction?

2. SEWER-

The report does not adequately address the sewer needs for this project or any other retailer that would be part of the home depot development. Most disturbing is that the sewers are addressed only by a draft letter copy that was sent to Mr. Larry Oaks Engineering Technician II at the Long Beach water department. Was a sewer permit issued? Table 1 City of Long Beach Sewer Manhole at Bixby Village Golf Course Parking Lot, 10-inch VCP. This study was done during the week of 12/12/2003-12/18/2003 which states that the peak allowable flows are 282 GPMs. Sewer study for the project by CGVI engineers states the development will have a peak sanitary flow discharge of 328 GPM and an average of 8.5 gpm. Was a decimal point left out? Does this study take into account the recent rain storms. A search of the historical data would prove this study is not a true picture of what happened during this past rain storm. Today's LBReport.com reports a malfunction at a L. A. County pump station near Studebaker Rd, how many times must we have closed beaches due to a sewage spill?

3. NOISE-

The noise we will hear will only be during the construction and grading period anticipated to take 8-10 months. Trucks and other heavy equipment will be moving approximately 58,950 cubic yards of material with a net of approximately 21,970 cubic yards being exported or trucked out. Roughly this translates to one football field 2 stories high of dirt and material to

be moved in a one year period. Margo Ave. at the intersection of 5th and Margo has a history of having windows vibrate and one original neighbor filed suit because the noise was so great and rattled her windows she and her husband need to have non rattling windows in their home. Yes, there are going to be monitors and logs kept who will monitor our home owners association??? Realistically, how many trucks will it take to remove the tanks and contaminated dirt? A large truck can haul 5 cubic yards per load? Does that mean that there have to be no less than 6,000 trucks traveling on our streets in an 8-10 month period as per figure 16 in the EIR.

I, along with the rest of my neighbors object for the reasons of unanswered questions listed above, I am concerned that the sewer, traffic and noise issues have not been properly addressed. Nor is the city requiring sewer issues be dealt with prior to issuance of any kind of permits. Who will be responsible when the sewers back up? Who will be responsible for the children not learning the year of construction and grading? Should we close Kettering for the year? Margo residents refuse to be listed as "Cut-Through" Travel Route 3 which incidentally goes in front of the school as well as portion the portion of 5th street to Silvera.

I look forward to your response to my concerns as soon as possible.

Sincerely,
Robert R. Rosas

461 Peralta Ave. L. B. CA. 90803

cc. Major and Mayoral Candidates
All Long Beach City Council Members
Community by way of www.upena.com

"CARL H. SCHIERMEYER"
<c.schiermeyer@verizon.net>
06/09/2005 12:36 PM

To: "Angela Reynolds"
<angela_reynolds@longbeach.gov>
cc:
Subject: Home Depot EIR

Comment on the Draft EIR

In my review of the proposed project there appear to be no significant issues which should cause this project to be rejected. The existing site is an unsightly industrial zone and it is fanciful in the extreme to imagine any return to a natural setting at that location within the foreseeable future. The proposed project, with landscaping between it and the two major streets bordering it—2nd Street and Studebaker Avenue, represents a net improvement visually to our community in this area. Further I suspect it is also a net improvement to the City revenue base.

Some of my neighbors have complained that traffic might increase through our community of Bixby Village as visitors to the center seek alternate routes. I do not see that happening. And while there will certainly be a net traffic impact as a result of new commercial activity at that location, the site does border two regionally significant roadways whose traffic load outside the peak travel hours is really quite light.

I fully support the project, particularly since the developer has apparently gone the extra mile to acquire the blighted strip of land parallel to Kettering School along 7th Street and is prepared to landscape that as well to meet the open space requirements of the SEADIP overlay zone.

I have no business or other relationship of any kind with anyone associated with this project.

Carl Schiermeyer
540 Lexington Court
Unit 101
Long Beach, California 90803
(562) 494-6374

Dschubert99@aol.com
05/30/2005 03:48 PM

To: Angela_Reynolds@LongBeach.gov
cc:
Subject: Home Depot Draft EIR

Angela Reynolds:

I believe that the DEIR has serious problems:

1

The poor condition of Loynes Drive is not included in the report.

The proposed Seaport Marina project was not included in the traffic study. I believe that the report is mistaken when it says our neighborhood will not be effected by cut-through traffic. The report acknowledges there will be increased weekend traffic, and that is a major concern of mine.

2

The report says there will be a significant negative effect to the air quality, and this is also a major concern to me.

3

I am concerned that Home Depot would be using our sewer lines, which are already at capacity.

4

I am also concerned about probable increases in crime.

5

I believe that a technical and professional office complex or public storage facility would be best suited to the site.

6

Thank you.

Sincerely,

Don Schubert

Dschubert99@aol.com

06/13/2005 07:38 PM

To: Angela_Reynolds@LongBeach.gov

cc:

Subject: Home Depot Project EIR

DON AND PAM SCHUBERT
400 MARGO AVE
LONG BEACH, CA 90803

June 13, 2005

RE: HOME DEPOT PROJECT EIR

Dear Ms. Reynolds:

I live at 400 Margo Ave. and I wish to register my complaints regarding the proposed EIR. I further believe that the city is not giving me the tax payer sufficient time to review such a large document over 1,000 pages of flawed and unproven information. Please note my objection to the following topics:

1.TRAFFIC-

A study of five intersections is not appropriate; every resident in our association and those surrounding us will be affected. We have children who walk to our neighborhood school. We already have problems with citizens running the stop signs at 6th and Margo, 5th and Margo and Vista and Margo. Show us how our quality of life as we know it will not be affected by the increased traffic through our neighborhood, the studies done by LSA 12/2004 are in accordance to plans and codes from 1975,1977,1978,1987,1988 there was no study other than of LSA.

Tell me how many dB does a truck hulling a full load of dirt make? How many trucks will go over our residential streets? Who will be in charge of repairing them when construction is finished? Have you seen figure 16 (direct travel routes through major arteries). Can we get police enforcement when citizens, neighbors and school guest, truckers run our stop signs? What will happen in front of our school during construction?

2.SEWER-

The report does not adequately address the sewer needs for this project or any other retailer that would be part of the home depot development. Most disturbing is that the sewers are addressed only by a draft letter copy that was sent to Mr. Larry Oaks Engineering Technician II at the Long Beach water department. Was a sewer permit issued? Table 1 City of Long Beach Sewer Manhole at Bixby Village Golf Course Parking Lot, 10-inch VCP. This study was done during the week of 12/12/2003-12/18/2003 which states that the peak allowable flows are 282 GPMs. Sewer study for the project by CGVL engineers states the development will have a peak sanitary flow discharge of 328 GPM and an average of 8.5 gpm. Was a decimal point left out? Does this study take into account the recent rain storms. A search of the historical data would prove this study is not a true picture of what happened during this past rain storm. Today's LBReport.com reports a malfunction at a L. A. County pump station near Studebaker Rd, how many times must we have closed beaches due to a sewage spill?

3.NOISE-

The noise we will hear will only be during the construction and grading period anticipated to take 8-10 months. Trucks and other heavy equipment will be moving approximately 58,950 cubic yards of material with a net of approximately 21,970 cubic yards being exported or trucked out. Roughly this translates to one football field 4 stories high of dirt and material to be moved in a one year period.

Margo Ave. at the intersection of 5th and Margo has a history of having windows vibrate and one original neighbor filed suit because the noise was so great and rattled her windows she and her husband need to have non rattling windows in their home. Yes, there are going to be monitors and logs kept who will monitor our home owners association? Realistically, how many trucks will it take to remove the tanks and contaminated dirt?

4

I, along with the rest of my neighbors object for the reasons of unanswered questions listed above, I am concerned that the sewer, traffic and noise issues have not been properly addressed. Nor is the city requiring sewer issues be dealt with prior to issuance of any kind of permits. Who will be responsible when the sewers back up? Who will be responsible for the children not learning the year of construction and grading? Should we close Kettering for the year? Margo residents refuse to be listed as "Cut-Through" Travel Route 3 which incidentally goes in front of the school as well as portion the portion of 5th street to Silvera.

5

I look forward to your response to my concerns as soon as possible.

6

Sincerely,

Don and Pam Schubert

cc: Major and Mayoral Candidates
All Long Beach City Council Members
Community

May 09, 2005

Angela Reynolds
Environmental Planning Officer
333 W. Ocean Blvd. 7th Floor
Long Beach, CA 90802


Re: Proposed Home Depot Project

We are apposed to a commercial project of the magnitude of a Home Depot in the location at 400 Studebaker Road at the intersection of Studebaker and Loynes Drive. A commercial project such as this in this location is "insane." The traffic in this area has already become an issue. At peak commuter times, it is difficult to get in and out of the development, University Park Estates. There is NO WAY Loynes Drive can handle much more traffic and especially heavy trucks.....Even after the recent improvements to Loynes Drive, the roadway again is becoming a "roller coaster" ride and continues to have accidents; primarily from high speed.

In addition to the added traffic, we are concerned that this type of development will have adverse effects, making this an undesirable residential living area. To quote your notice "the proposed project may result in significant unavoidable adverse impacts related to air quality, the provision of solid waste disposal capacity in Los Angeles County, and traffic and circulation."

Please try to come up with another solution.

Sincerely,


John W. Shainline
Constance C. Shainline
371 Margo Ave.
Long Beach, CA 90803

cc: Frank Colonna

MARGO AVE
LONG BEACH, CA 90803

June 5, 2005

City of Long Beach
Angela Reynolds, Environmental Officer
333 W. Ocean Boulevard, 7th floor
Long Beach, CA 90802
Phone 562-570-6357
email to: angreyno@longbeach.gov
Fax 562-570-6068

**RE: HOME DEPOT PROJECT EIR –
response due by June 15, 2005**

Dear Ms. Reynolds:

I live at _____ Margo Ave. and I wish to register my complaints regarding the proposed EIR.

I further believe that the city is not giving me the tax payer sufficient time to review such a large document over 1,000 pages of really flawed and unproven information. Please note my objection to the following topics.

1. TRAFFIC-

A study of five intersections is not appropriate, every resident in our association and those surrounding us will be affected. We have children that walk to our neighborhood school. We already have problems with citizens running the stop signs at 6th and Margo, 5th and Margo and Vista and Margo. Show us how our quality of life as we know it will not be affected by the increased traffic through our neighborhood, the studies done by ISA 12/2004 are in accordance to plans and codes from 1975, 1977, 1978, 1987, 1988 there was no study other than of ISA. Tell me how many dB does a truck hulling a full load of dirt make? How many trucks will go over our residential streets? Who will be in charge of repairing them when construction is finished? Have you seen figure 16 (direct travel routes through major arteries). Can we get police enforcement when citizens, neighbors and school guest, truckers run our stop signs? What will happen in front of our school during construction?

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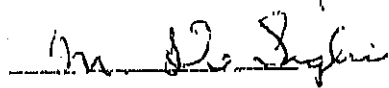
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I look forward to your response to my concerns as soon as possible.

Sincerely,



502 Margo Ave. L. B. CA. 90803

Attachment Figure 16

cc: Major and Mayoral Candidates
All Long Beach City Council Members
Community

"Angela Simonelli"
<angelasimonelli@hotmail.com>
05/28/2005 07:48 AM

To: angela_reynolds@longbeach.gov
cc:
Subject: sidewalk along Studebaker from 2nd
st. to Anaheim Blvd.

Hi Angela,

Theresa Bixby requested I send along a suggestion I had about the new Home Depot Development at Studebaker and Loynes in Long Beach.

As the renderings for the center show beautiful sidewalks along studebaker, I am wondering why they wouldn't continue the sidewalks all the way from 2nd street to Anaheim road. You will find there are currently no walking or bicycle routes along that stretch of the road. I feel that you will get more pedestrian traffic to the center, including families that will want to ride their bikes to the restaurant etc but will be unable to due to lack of safety. I know that it may be difficult to build the sidewalks actually on the same side of the street that the center will be located on, but even if they are built on the opposite side of the street there will be a safety crossing at Loynes so the pedestrians could safely cross at that point.

There was a proposal to put in a sidewalk along loynes, but as you may not know there is already a path along which you can ride your bike or walk, backing onto the golf course which takes you from PCH into college park estates, and you can ride up through palo verde onto loynes and will be able to cross the street right into the development.

If you are unclear as to my description above, please feel free to call me at 562-431-1530. I feel strongly that you will get a lot more pedestrian traffic from college park estates, Bixby Hill and the houses across from CSULB using Studebaker sidewalks.

Angela Simonelli